

Adams County Legal Journal

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IN THIS ISSUE

MARTIN HORN AND DEBORAH HORN V. ADVANCED DISPOSAL
SERVICES, INC.



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that the petition of Landon Michael Glaze, a minor child by his natural mother, Samantha Lynn Laughman, has been filed in the Court of Common Pleas of Adams County, Case # 2016-SU-635, requesting a decree to change the name of the Petitioner to Landon Michael Laughman. The Court has affixed the 8th day of September, 2016 at 8:30am 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.

8/19

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 16th day of September 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-346
WELLS FARGO BANK, N.A.**

vs.

JOSEPH M. BLANK, MICHELE E. BLANK, ELIZABETH L. MYERS
PROPERTY ADDRESS: 418 DELONE AVENUE, MCSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution No. 16-SU-346

Wells Fargo Bank, N.A.

vs.

Joseph M. Blank
Elizabeth L. Myers
Michele E. Blank
owners(s) of property situate in the MCSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 418 Delone Avenue, McSherrytown, PA 17344-2009
Parcel No. 28006-0076---000
(acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment amount: \$235,450.51
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

**No. 16-SU-54
WELLS FARGO BANK, NA**

vs.

BRIAN E. BOHN
PROPERTY ADDRESS: 101 HEMLOCK DRIVE, HANOVER, PA 17331
By virtue of Writ of Execution No. 16-SU-54

WELLS FARGO BANK, NA

vs.

Brian E. Bohn
101 Hemlock Drive, Hanover, PA 17331
Conewago Township

Parcel number 08021-0070
Improvements thereon of Residential Dwelling
Judgment amount \$145,378.74
MANLEY DEAS KOCHALSKI LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

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

8/19, 8/26 & 9/02

MARTIN HORN AND DEBORAH HORN V. ADVANCED DISPOSAL SERVICES, INC.

1. Where any doubt exists as to whether a demurrer should be sustained, it must be resolved in favor of overruling the demurrer.

2. Pennsylvania courts have allowed plaintiffs to recover under a negligent infliction of emotional distress theory if one of the following four situations apply: (1) that the Defendant had a contractual or fiduciary duty toward him; (2) that Plaintiff suffered a physical impact; (3) that Plaintiff was in a zone of danger and at risk of an immediate physical injury; or (4) that Plaintiff had a contemporaneous perception of tortious injury to a close relative.

3. In all cases, a Plaintiff who alleges negligent infliction of emotional distress must suffer immediate and substantial physical harm.

4. The Pennsylvania Supreme Court held breach of contractual or fiduciary duty cases are only applicable in those cases where there exists a special relationship where it is foreseeable that a breach of the relevant duty would result in emotional harm so extreme that a reasonable person should not be expected to endure the resulting distress.

5. Liability under the common-law tort of trespass quare clausum fregit (that is, trespass to real property) arises from the intentional entry upon the land of another without privilege; negligence or innocent mistake of right do not affect the defendant's liability.

6. To maintain trespass, there must be in the plaintiff either actual possession or the right to immediate possession flowing from the right of property, and he must have been deprived of it by the tortious acts of another.

7. One is subject to liability for a private nuisance if, but only if, his conduct is a legal cause of an invasion of another's interest in the private use and enjoyment of land, and the invasion is either (a) intentional and unreasonable, or (b) unintentional and otherwise actionable under the rules controlling liability for negligent or reckless conduct, or for abnormally dangerous conditions or activities.

8. There is liability for a nuisance only to those to whom it causes significant harm, of a kind that would be suffered by a normal person in the community or by property in normal condition and used for a normal purpose.

9. In general, the assessment of punitive damages is proper whenever a party's actions are of such an outrageous nature as to demonstrate intentional, willful, wanton or reckless conduct resulting from either an evil motive or because of a reckless indifference to the rights of others.

10. In Pennsylvania, a punitive damages claim must be supported by evidence to establish that (1) a defendant had a subjective appreciation of the risk of harm to which the plaintiff was exposed and that (2) he acted, or failed to act, as the case may be, in conscious disregard of that risk.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 2015-S-1426, MARTIN HORN AND
DEBORAH HORN V. ADVANCED DISPOSAL SERVICES, INC..

Edward R. Kennett, Esq., Attorney for Plaintiff

Michael F. Socha, Esq., Attorney for Defendant

Wagner, J., June 29, 2016

OPINION

Before the Court for disposition are Preliminary Objections filed by Advanced Disposal Services, Inc. (“Defendant”) to Martin and Deborah Horn’s (“Plaintiffs”) Complaint. For reasons set forth herein, said Preliminary Objections are granted in part and denied in part.

BACKGROUND

On December 11, 2015, Plaintiffs filed a Civil Complaint against Defendant which averred that on or about April 16, 2015, Defendant’s garbage truck was in front of the Plaintiffs’ home at 62 Hunterstown Hampton Road to collect trash. Plaintiffs aver “when the bucket was raised above the truck, it hit a wire that ran from a pole to the Plaintiffs’ house and ripped the wire from the house.” The Plaintiffs allege because of this, the wire was ripped from the house and fell across the garbage truck and roadway. Plaintiffs also allege prior to this incident the wire was placed high enough to allow vehicles underneath without striking the wire. Plaintiffs aver that the workers used a pole to push the wire off the truck and “tied the wire to a heating fuel tank located next to the Plaintiffs’ house.” Subsequently, Defendant’s garbage truck operator and collectors left, resuming their duties. Plaintiffs aver that the garbage collectors did not ensure the wire was placed high enough that passing motorists would not strike it. Thereafter, a vehicle driving on Hunterstown Hampton Road struck the wire, pulling the fuel tank over and tearing a hole in it. Plaintiffs aver “[t]he fuel was released from the tank and went into the surrounding ground and into the basement of the Plaintiffs’ house.”

On February 25, 2016, Defendant filed Preliminary Objections to Plaintiffs’ Complaint. On March 7, 2016, Defendant filed its Brief in Support of Preliminary Objections. Defendant’s Preliminary Objections challenge the legal sufficiency of the pleading, in violation of Pa.R.C.P. 1028(a)(4).

On March 21, 2016, Plaintiffs filed Plaintiffs’ Answer to Preliminary Objections of Defendant and Brief in Opposition to Preliminary Objections of Defendant. Plaintiffs argue their Complaint meets the requirements set forth in Pa.R.C.P. 1019 because “[t]he Complaint in this case provides more than sufficient specificity to place the Defendant on notice of the material facts.”

LEGAL STANDARD

It is well established that in ruling on preliminary objections, this

Court must accept as true all well-pleaded allegations of material fact as well as all inferences reasonably deductible from those facts. **Ballroom, LLC v. Commonwealth**, 984 A.2d 582, 586 (Pa. Cmwlth. 2009). Preliminary Objections will be sustained where the case is clear and free from doubt. **Rambo v. Greene**, 906 A.2d 1232, 1235 (Pa. Super. 2006).

In order to sustain a preliminary objection in the nature of a demurrer, the court must decide whether, on the facts averred, the law states with certainty that no recovery is possible. **Morley v. Gory**, 814 A.2d 762, 764 (Pa. Super. 2002). In that regard, the court must resolve the issues solely on the basis of the pleadings. **Mellon Bank, N.A. v. Fabinyi**, 350 A.2d 895, 899 (Pa. Super. 1994). “Where any doubt exists as to whether a demurrer should be sustained, it must be resolved in favor of overruling the demurrer.” **Mystic, Inc. v. Northwestern Nat. Cas. Co.**, 806 A.2d 39, 42 (Pa. Super. 2002).

DISCUSSION

Plaintiffs’ Complaint alleges five causes of action: 1) negligence, 2) negligent infliction of emotional distress, 3) trespass, 4) nuisance, and 5) loss of consortium. Defendant’s Preliminary Objections challenge the legal sufficiency of the pleading in regards to Plaintiffs’ claims for negligent infliction of emotional distress, trespass, nuisance, and punitive damages.

A. Negligent Infliction of Emotional Distress

Defendant’s first Preliminary Objection attacks the legal sufficiency of the pleadings (demurrer) to count two, negligent infliction of emotional distress.

Pennsylvania courts have allowed plaintiffs to recover under a negligent infliction of emotional distress theory if one of the following four situations apply: “(1) that the Defendant had a contractual or fiduciary duty toward him; (2) that Plaintiff suffered a physical impact; (3) that Plaintiff was in a ‘zone of danger’ and at risk of an immediate physical injury; or (4) that Plaintiff had a contemporaneous perception of tortious injury to a close relative.” **Doe v. Philadelphia Community Health Alternatives AIDS Task Force**, 745 A.2d 25, 27 (Pa. 2000). “In all cases, a Plaintiff who alleges negligent infliction of emotional distress must suffer immediate and substantial physical harm.” **Id.** (emphasis in original).

Defendant contends that Plaintiffs' negligent infliction of emotional distress claim is legally insufficient because Plaintiffs do not allege "that they suffered any immediate or substantial physical harm as a result of the alleged incident" and instead focus on possible future harms. Defendant further claims Plaintiffs failed to plead facts establishing that any of the four aforementioned factual situations are applicable to the case at bar. Plaintiffs countered alleging they averred the requisite physical injuries, as well as citing emotional injuries.

Plaintiffs distinguish their case from **Houston v. Texaco**¹, 538 A.2d 502, 503 (Pa. Super. 1988), where the Superior Court barred recovery when plaintiffs failed to show their emotional distress was accompanied by any physical injuries. Plaintiffs try to distinguish their situation from that in **Houston** claiming they have alleged physical injury. Therefore, they should be able to proceed on their negligent infliction of emotional distress claim. However, Plaintiffs have failed to aver that they suffered immediate and substantial physical harm, which is necessary to sustain a negligent infliction of emotional distress claim. Instead, Plaintiffs very generally allege "the Plaintiffs suffered physical injuries."

Additionally, Plaintiffs have not averred facts establishing that any of the other four factual situations giving rise to a negligent infliction of emotional distress claim apply in this case. Based on the facts alleged, the "zone of danger," and "bystander" theories of recovery are inapplicable.

Furthermore, the contractual or fiduciary duty between the parties in this case is not one that gives rise to the type of harm covered by the rule. The Defendant cites **Toney v. Chester County Hospital**, 36 A.3d 83, 84 (Pa. 2011), where the Pennsylvania Supreme Court held "breach of contractual or fiduciary duty" cases are only applicable "in those cases where there exists a special relationship where it is foreseeable that a breach of the relevant duty would result in emotional harm so extreme that a reasonable person should not be expected to endure the resulting distress." While it is clear a

¹ In **Houston** a leak from a nearby service station caused gas to contaminate the well water on plaintiffs' property. **Id.** at 503. The Superior Court cited Pennsylvania's extensive history requiring plaintiffs to establish some "physical manifestation of the emotional distress suffered." **Id.** at 504. In that case, the Plaintiffs provided "no evidence, medical or lay, that any members of the household had become ill because of the consumption of contaminated water." **Id.**

contractual relationship existed between the two parties, it was not the type where a breach of a duty would cause extreme emotional distress or harm. The contractual relationship was not “a special relationship where it is foreseeable that a breach of the relevant duty would result in emotional harm so extreme that a reasonable person should not be expected to endure the resulting distress.” *Id.* Accordingly, Defendant’s first preliminary objection is sustained.

B. Trespass

Defendant’s second Preliminary Objection attacks the legal sufficiency of the pleadings (demurrer) to count three, trespass. “Liability under the common-law tort of trespass *quare clausum fregit* (that is, trespass to real property) arises from the intentional entry upon the land of another without privilege; negligence or innocent mistake of right do not affect the defendant’s liability.” **Standard Pennsylvania Practice 2d §23: 104.** “The intention which is required to make the actor liable is an intention to enter upon the particular piece of land in question irrespective of whether the actor knows or should know that he is not entitled to enter thereon.” **Kopka v. Bell Telephone Co.**, 91 A.2d 232, 235 (Pa. 1952) **quoting Restatement of Torts §163, comment (b).** “To maintain trespass, there must be in the plaintiff either actual possession or the right to immediate possession flowing from the right of property, and he must have been deprived of it by the tortious acts of another.” **Roncace v. Welsh**, 14 A.2d 616, 617 (Pa. Super. 1940) (citations omitted).

Defendant argues count three of Plaintiffs’ Complaint is legally insufficient because Plaintiffs do not allege facts that based on Defendant’s conduct, Plaintiffs have “been deprived of their right to possess their property.” Furthermore, Defendant argues Plaintiffs continue to possess their whole property.

However, Plaintiffs have alleged sufficient facts to establish a trespass. At the time of the incident, Plaintiffs lived at 62 Hunterstown Hampton Road. Plaintiffs contend the fuel from the damaged tank “went into the surrounding ground and into the basement of the Plaintiffs’ house.” Plaintiffs aver the Defendant’s actions caused them to be deprived of the use of their property. One can infer from the facts averred that until the fuel was removed from the Plaintiffs’ basement they could not use that part of their property, and this

would have a substantial impact upon the entire property; thus, they suffered a deprivation of their right to possess their property. Therefore, the elements necessary for a trespass cause of action have been averred. Accordingly, Defendant's second preliminary objection is overruled.

C. Nuisance

Defendant's third Preliminary Objection attacks the legal sufficiency of the pleadings (demurrer) to count four, nuisance. "One is subject to liability for a private nuisance if, but only if, his conduct is a legal cause of an invasion of another's interest in the private use and enjoyment of land, and the invasion is either (a) intentional and unreasonable, or (b) unintentional and otherwise actionable under the rules controlling liability for negligent or reckless conduct, or for abnormally dangerous conditions or activities." **Karpiak v. Russo**, 676 A.2d 270, 272 (Pa. Super. 1996) **quoting Restatement (Second) of Torts §822**. "There is liability for a nuisance only to those to whom it causes significant harm, of a kind that would be suffered by a normal person in the community or by property in normal condition and used for a normal purpose." **Id. quoting Restatement (Second) of Torts §821F**. The comment to the Restatement goes on to explain "there must be a real and appreciable interference with the plaintiff's use or enjoyment of his land before he can have a cause of action." **Id.**

The Defendant argues Plaintiffs failed to allege facts which demonstrate the Defendant invaded Plaintiffs' property. However, one can infer from the Plaintiffs' Complaint that the Defendant's actions caused the fuel to enter onto or "invade" Plaintiffs' property.

The Defendant also argues Plaintiffs have failed to illustrate that the invasion was "a real and appreciable interference with the [plaintiffs'] use or enjoyment of [their] land." The Defendant argues that the "activity must be more substantial than the facts set forth in the Complaint" and that the Plaintiffs have failed to specify how this incident has impacted their daily activities and use of their property. Furthermore, Defendant alleges Plaintiffs failed to allege they are experiencing any current health problems.

Both Plaintiffs and Defendant cite **Karpiak**, 676 A.2d at 274, where the Superior Court found dust and noise from a neighboring business insufficient for a private nuisance. Before considering the

dust a nuisance, the Superior Court explained there must be “significant harm.” **Id.** Because “[t]here was no evidence that the dust caused appellants health problems or that it affected their ability to carry on their daily activities,” the Court did not find the dust created a private nuisance. **Id.**

In the case at bar, while the Plaintiffs have not alleged any specific physical injuries caused by the Defendant’s conduct, Plaintiffs have alleged they suffered a loss of the use of their property. An inference can be made that since Plaintiffs had to clean up the fuel from their property and basement to comply with environmental safety requirements, this impacted their ability to use their property which in turn “affected their ability to carry on their daily activities.” Therefore, under **Karpiak**, the harm to the Plaintiffs was significant. Additionally, the inference can be drawn that this was “a real and appreciable interference with the plaintiff’s use or enjoyment of his land” Thus, this Court finds the Plaintiffs have averred sufficient facts to establish the possibility of recovery under a private nuisance theory. Accordingly, Defendant’s third preliminary objection is overruled.

D. Punitive Damages

Defendant’s fourth Preliminary Objection attacks the legal sufficiency of the Plaintiffs’ punitive damages claim. “In general, the assessment of punitive damages is proper whenever a party’s actions are of such an outrageous nature as to demonstrate intentional, willful, wanton or reckless conduct resulting from either an evil motive or because of a reckless indifference to the rights of others.” **Lesoon v. Metropolitan Life Ins. Co.**, 898 A.2d 620, 635 (Pa. Super. 2006). ““Punitive damages may not be awarded for misconduct which constitutes ordinary negligence”” **Houston**, 538 A.2d at 505 quoting **McDaniel v. Merck, Sharp & Dohme**, 533 A.2d 436, 447 (Pa. 1987). “[I]n Pennsylvania, a punitive damages claim must be supported by evidence to establish that (1) a defendant had a subjective appreciation of the risk of harm to which the plaintiff was exposed and that (2) he acted, or failed to act, as the case may be, in conscious disregard of that risk.” **Hutchison ex rel Hutchison v. Luddy**, 870 A.2d 766 (Pa. 2005). The Plaintiffs have failed to aver facts establishing the Defendant acted with “an evil motive” or with a “reckless indifference to the rights of others.” Accordingly, Defendant’s fourth preliminary objection is sustained.

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 16th day of September 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-958**WELLS FARGO BANK, N.A.**

vs.

RONALD S. BOYD, MELISSA M. BOYD

PROPERTY ADDRESS: 61
FRUITWOOD TRAIL, FAIRFIELD, PA
17320

By virtue of a Writ of Execution No.
15-S-958

Wells Fargo Bank, N.A.

vs.

Ronald S. Boyd a/k/a Ronald Boyd
Melissa M. Boyd a/k/a Melissa Michelle
Boyd

owner(s) of property situate in the
CARROLL VALLEY BOROUGH, ADAMS
County, Pennsylvania, being 61
Fruitwood Trail, Fairfield, PA 17320-
8481

Parcel No. 43041-0074---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$282,728.77

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JFK BOULEVARD, SUITE 1400
ONE PENN CENTER PLAZA
PHILADELPHIA, PA 19103
215-563-7000

No. 10-SU-368**BAYVIEW LOAN SERVICING, LLC**

vs.

GERALD A. BREAM, JR, DENISE ANNE BREAM

PROPERTY ADDRESS: 9 LAKE MEADE
DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No.
10-S-368

Bayview Loan Servicing, LLC A
Delaware Limited Liability Company
v.

Gerald A. Bream, Jr

Denise A. Bream

owner(s) of property situate in the
READING TOWNSHIP, ADAMS County,
Commonwealth of Pennsylvania, being
9 Lake Meade Drive, East Berlin, PA
17316-9313

Parcel No. 36105-0058---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$318,624.25

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, Pa 19103
215-563-7000

No. 16-SU-276**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")**

vs.

REBECCA A. CARRICK, THOMAS R. CARRICK

PROPERTY ADDRESS: 25 MAIN
STREET, MCSHERRYSTOWN, PA
17344

By virtue of Writ of Execution No. :
16-SU-276

Plaintiff: Federal National Mortgage
Association ("Fannie Mae")

vs.

Defendant(s): Rebecca A. Carrick and
Thomas R. Carrick

Defendant's Property Address: 25 Main
Street, McSherrystown PA 17344

Township or Borough: McSherrystown
PARCEL NO.: 28002-0079

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$126,555.69

ATTORNEYS FOR PLAINTIFF: Martha
E. Von Rosenstiel, P.C.

649 South Ave. Suite 7

Secane, Pa 19018

610-328-2887

No. 16-SU-326**TOWER FEDERAL CREDIT UNION**

vs.

MARILYN V. CASE

PROPERTY ADDRESS: 53 BITTERN
DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

16-SU-326

TOWER FEDERAL CREDIT UNION

vs.

MARILYN V. CASE

53 Bittern Drive, Gettysburg, PA 17325

Parcel No: 09E13-0398-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$236,828.43

Attorneys for Plaintiff

KML Law Group, P.C.

Suite 500, Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

No. 16-SU-111**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST**

vs.

BENJAMIN ALAN CROFT

PROPERTY ADDRESS: 215 NORTH
STREET, MCSHERRYSTOWN, PA
17344

By virtue of Writ of Execution No. 16-S-
111

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR CARLSBAD FUNDING
MORTGAGE
TRUST

vs.

BENJAMIN A. CROFT aka BENJAMIN
CROFT

215 North Street, McSherrystown, PA
17344

Borough of McSherrystown

Parcel No: 28002-0036-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$93,838.68

Attorneys for Plaintiff

KML Law Group, P.C.

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

8/19, 8/26 & 9/02

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 16th day of September 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-164

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC.

vs.

BELA CSERR, CARRIE CSERR

PROPERTY ADDRESS: 111 LINCOLNWAY EAST, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No.

16-S-164

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc.

Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS5

v.

Bela Cserr

Carrie Cserr
owner(s) of property situate in the NEW OXFORD BOROUGH, ADAMS County, Pennsylvania, being

111 Lincolnway East, a/k/a 111 East Lincoln Way, New Oxford, PA 17350-1234

Parcel No. 34005-0089---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$306,827.90

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JKD Boulevard
Philadelphia, Pa 19103
215-563-7000

No. 15-SU-311

WILMINGTON SAVINGS FUND SOCIETY FSB

vs.

DOUGLAS M. DOELP, LAURA N. DOELP

PROPERTY ADDRESS: 104 ATLANTIC AVENUE, YORK SPRINGS, PA 17372

By Virtue of Writ of Execution No.

15-SU-311

WILMINGTON SAVINGS FUND SOCIETY FSB

d/b/a CHRISTIANA TRUST, not individually but as trustee for PRETIUM MORTGAGE ACQUISITION TRUST

vs.

DOUGLAS M DOELP & LAURA N

DOELP aka LAURA N FAUX

All that certain piece or parcel or Tract of land situate Borough of York Springs,

Adams County, Pennsylvania, and being known as 104 Atlantic Avenue, York Springs, Pennsylvania 17372.

TAX MAP AND PARCEL NUMBER:

42-002-0008C

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$164,892.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Douglas Doelp and Laura Faux McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 16-SU-110

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

KIMBERLY L. ETZLER, TERESA M. ETZLER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF GARY

PROPERTY ADDRESS: 80 HUNTER CIRCLE, ABBOTTSTOWN, PA 17301

By virtue of a Writ of Execution No.

16-SU-110

Wells Fargo Financial Pennsylvania, Inc.

v.

Kimberly L. Etzler

Teresa M. Etzler, in Her Capacity as Executrix and Devisee of The Estate of Gary S. Etzler

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

80 Hunter Circle, Abbottstown, PA 17301

Parcel No. 17L09-0149---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$185,307.98

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JFK BOULEVARD, SUITE 1400
ONE PENN CENTER PLAZA
PHILADELPHIA, PA 19103
215-563-7000

No. 16-SU-16

BELCO COMMUNITY CREDIT UNION

vs.

ANDREA S. HARTMAN, FREDERICK GLENN HARTMAN, GAYLE L. HARTMAN

PROPERTY ADDRESS: 104 A MIDDLE STREET, YORK SPRINGS, PA 17372

By virtue of a Writ of Execution No.

16-S-16

Belco Community Credit Union

v.

Andrea S. Hartman

Frederick G. Hartman

Gayle L. Hartman

owner(s) of property situate in the YORK SPRINGS BOROUGH, ADAMS County, Pennsylvania, being 104A Middle Street, York Springs, PA 17372-8667

Parcel No. 42005-0050F --000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$157,523.30

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-55

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

vs.

RICHARD S. INMAN, TAMMY S. INMAN

PROPERTY ADDRESS: 105 RICE LANE, BENDERSVILLE, PA 17306

By virtue of Writ of Execution No.

16-SU-55

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY :MERGER TO NATIONAL CITY BANK, SUCCESSOR BY

MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA

vs.

RICHARD S. INMAN

105 Rice Lane, Bendersville, PA 17306

BENDERSVILLE BOROUGH

Parcel No: 03001-0001A-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$89,947.75

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000-BNY Independence Center
701 Market Street
Philadelphia, Pa 19106
(215) 627-1322

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

8/19, 8/26 & 9/02

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 16th day of September 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-63

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO
CHASE HOME FINANCE LLC**
vs.

BRYAN A. KEMPER

PROPERTY ADDRESS: 26 JEFFERSON DRIVE, ABBOTTSTOWN, PA 17301

By virtue of Writ of Execution No.:

16-S-63

JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC
Plaintiff

vs.

Bryan A. Kemper

Defendant (s)

Defendant's Property Address: 26

Jefferson Drive, Abbottstown, PA 17301

Township or Borough: Hamilton

Township

PARCEL NO.: (17) L09-106

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$223,025.58

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo, LLC

3600 Horizon Drive, Suite 150

King Of Prussia, PA 19406

610-278-6800

No. 16-SU-260

BAYVIEW LOAN SERVICING LLC

vs.

PAULA R. LARA, ALFONSO G. LUA

PROPERTY ADDRESS: 101-115

ATLANTIC AVENUE, YORK SPRINGS,

PA 17372

By virtue of Writ of Execution No. 16-S-260

BAYVIEW LOAN SERVICING LLC

vs.

PAULA LARA & ALFONSO G. LUA

A/K/A ALFONSO LUA

101-115 Atlantic Avenue York Springs,

PA 17372

Parcel No: 42002-0009-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$275,559.12

Attorneys for Plaintiff

KML Law Group, P.C.

Suite 5000- BNY Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

No. 16-SU-60

DITECH FINANCIAL LLC F/K/A

GREEN TREE SERVICING LLC

vs.

JENNIFER L. MYERS, KENNETH V. MYERS

PROPERTY ADDRESS: 517 LAKE

MEADE DRIVE, EAST BERLIN, PA

17316

By virtue of Writ of Execution No.

16-SU-60

DITECH FINANCIAL LLC F/K/A GREEN

TREE SERVICING LLC

vs.

JENNIFER L. MYERS & KENNETH V. MYERS

517 Lake Meade Drive, East Berlin, PA

17316

Reading Township

Parcel No: 36114-0040-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$133,003.66

Attorneys for Plaintiff

KML Law Group, P.c.

No. 16-SU-20

JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION

vs.

SONYA L. NAYLOR

PROPERTY ADDRESS: 143 NORTH

MAIN STREET, BENDERSVILLE, PA

17306

By virtue of Writ of Execution No.:

16-SU-20

JPMorgan Chase Bank, National

Association

Plaintiff

vs.

Sonya L. Naylor

Defendant

Defendant's Property Address: 143

North Main Street, Bendersville, PA

17306

Township or Borough: Bendersville

Borough

PARCEL NO.: 03001-0041

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$128,124.38

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo, LLC

3600 Horizon Drive, Suite 150

King Of Prussia, PA 19406

610-278-6800

No. 13-SU-930

SUSQUEHANNA BANK

vs.

RONALD E. PACK, LISA J. PACK

PROPERTY ADDRESS: 34 Locust Ave,

Gettysburg, PA 17325

By virtue of Writ of Execution No. 2013-

SU-930,

Branch Banking and Trust Company,

Successor in Interest to Susquehanna

Bank

vs.

Ronald E. Pack and

Lisa J. Pack

34 Locust Avenue

Gettysburg Borough, Adams Co., Pa.

Parcel 160 13-0047--00

Residential/Commercial property, with

improvements

Amount due \$650,135.50, plus costs

Stephen R. Lazun

Barley Snyder

100 East Market Street

York, PA 17401

(717) 846-8888

Fax (717) 843-8492

slazun@barley.com

No. 12-SU-1684

ACNB BANK, FORMERLY KNOWN AS

ADAMS COUNTY NATIONAL BANK

vs.

DAVID A PETROSKY, ANGELA K

PETROSKY

PROPERTY ADDRESS: 18 PENN

STREET, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.:

2012-S-1684

ACNB Bank, formerly known as Adams

County National Bank, Plaintiff

vs.

David A. Petrosky and Angela K.

Petrosky, Defendants

Defendants' Property Address: 18 Penn

Street, Biglerville, PA 17307

Township or Borough: Borough of

Biglerville

Parcel No.: 05-003-0097

Improvements Thereon: Residential

Dwelling

Judgment Amount: \$98,630.78

Attorneys for Plaintiff: Puhl, Eastman &

Thrasher

220 Baltimore Street

Gettysburg, PA 17325

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8/19, 8/26 & 9/02

SHERIFF SALES

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No. 15-SU-328
NATIONSTAR MORTGAGE LLC

vs.
KRISTEN PICARELLI, DOMINIC PICARELLI

PROPERTY ADDRESS: 106 NORTH HOWARD AVENUE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.: 15-SU-328

Nationstar Mortgage LLC
 vs.
 Kristen Picarelli and
 Dominic Picarelli

Defendant's Property Address: 106 North Howard Avenue, Gettysburg, PA 17325

Township or Borough: Gettysburg Borough

PARCEL NO.: 16-006-0047-000

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$170,827.94

ATTORNEYS FOR PLAINTIFF:

SHAPIRO & DENARDO, LLC
 3600 HORIZON DRIVE, SUITE 150
 KING OF PRUSSIA, PA 19406
 (610) 278-6800

No. 16-SU-410
WELLS FARGO BANK, NA

vs.
WALTER S. RICHIE, TRACY L. RICHIE

PROPERTY ADDRESS: 1840 WENKSVILLE ROAD, BIGLERVILLE, PA 17307

By virtue of a Writ of Execution NO.

16-SU-410

Wells Fargo Bank, NA

vs.

Walter S. Richie

Tracy L. Richie

Owner(s) of property situate in the

MENALLEN TOWNSHIP, ADAMS

County Pennsylvania, being

1840 Wenksville Road, Biglerville, PA 17307-9720

Parcel NO. 29D05-0013B---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$172,220.49

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-378
OCWEN LOAN SERVICING, LLC

vs.
JAIME KATHRYN RICKELL

PROPERTY ADDRESS: 18 CENTENNIAL STREET, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

15-SU-378

OCWEN Loan Servicing, LLC

vs.

Jaime Kathryn Rickell

owner(s) of property situate in the

Fairfield Borough, ADAMS County,

Pennsylvania, being

18 Centennial Street, a/k/a 20

Centennial Street, Fairfield, PA 17320-9533

Parcel No. 11006-0064

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,184.18

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1716 JFK BOULEVARD, SUITE 1400

ONE PENN CENTER PLAZA

PHILADELPHIA, PA 19103

No. 15-SU-952
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

vs.

FREEMAN L. ROBINSON, JR.,

MARVIS R. PAYTON ROBINSON

PROPERTY ADDRESS: 8 PENN CT.,

GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

15-S-952

Federal National Mortgage Association

("Fannie Mae"), A Corporation

Organized and

Existing Under The Laws of The United

States of America

vs.

Freeman L. Robinson, Jr

Mavis R. Payton Robinson

owner(s) of property situate in the MT

JOY TOWNSHIP, ADAMS County,

Pennsylvania,

being

8 Penn Court, Gettysburg, PA 17325-

6629

Parcel No. 30F18-0099---000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$418,242.74

Attorneys for

PHELAN HALLINAN DIAMOND &

JONES, LLP

1617 JFK BOULEVARD SUITE 1400

ONE PENN CENTER PLAZA

PHILADELPHIA, PA 19103

215-563-7000

No. 16-SU-106
DITECH FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

vs.

ALAN DREXEL TAYLOR, ALICE C. TAYLOR

PROPERTY ADDRESS: 30 FLATBUSH

ROAD, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.

16-SU-106

DITECH FINANCIAL LLC V.

ALAN DREXEL TAYLOR &

ALICE CHARLOTTE TAYLOR

All that certain piece or parcel or Tract

of land situate Mount Pleasant

Township, Adams County,

Pennsylvania, and being known as

30 Flatbush Road, Littlestown,

Pennsylvania 17340.

TAX MAP AND PARCEL NUMBER:

32115-0039-000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$135,049.04

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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James W. Muller

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SHERIFF SALES

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No. 16-SU-109

**DITECH FINANCIAL LLC F/K/A
GREEN TREE SERVICING LLC**

vs.
**MICHAEL ELWOOD TOPPER,
DEANNA M TOPPER**
PROPERTY ADDRESS: 331 THIRD STREET, HANOVER, PA 17331
By virtue of Writ of Execution No. 16-SU-109
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
vs.
Michael E. Topper
Deanna M. Topper
331 3rd Street
Hanover, PA 17331
Conewago Township
PARCEL NO.: 08,008,0209
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$78,235.52
ATTORNEYS FOR PLAINTIFF
THE LAW OFFICE OF GREGORY JAVARDIAN

No. 15-SU-49

**PNC BANK, NATIONAL
ASSOCIATION**

vs.
**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS, OR ASSOCIATE, JAMIE L.
KINT, KNOWN HEIR OF
ROXANNE D. KINT AND JAMES R.
KINT, JOSHUA L. KINT, KNOWN HEIR
OF ROXANNE D. KINT AND JAMES
R. KINT, TODD M. KINT, AS
PERSONAL REPRESENTATIVE OF
THE ESTATE OF ROXANNE D. KI,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS, OR ASSOCIATE**
PROPERTY ADDRESS: 10 SHRIVERS CORNER ROAD, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION 15-SU-49
PNC Bank, National Association
v.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROXANNE D. KINT, LAST RECORD OWNER BEAU J. KINT, KNOWN HEIR

OF ROXANNE D. KINT AND JAMES R. KINT
JAMIE L. KINT, KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT
JOSHUA L. KINT, KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT
TODD M. KINT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROXANNE D. KINT, AND AS KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES R. KINT, LAST RECORD OWNER
ALL THAT CERTAIN LOT OF LAND SITUATE IN BUTLER TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 10 Shivers Corner Road, Gettysburg, PA 17325
PARCEL NUMBER: (07)-F09-0029
IMPROVEMENTS: Residential Property
JUDGEMENT AMOUNT: \$48,469.66
UDREN LAW OFFICES, PC.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003

No. 16-SU-296

WELLS FARGO BANK, N.A.

vs.
CHAD R. WAGAMAN, MELISSA L. WAGAMAN
PROPERTY ADDRESS: 516 SOUTH STREET, MCSHERRYSTOWN, PA 17344
By virtue of a Writ of Execution No. 16-SU-296
Wells Fargo Bank, N.A.
v.
Chad R. Wagaman
Melissa L. Wagaman
owner(s) of property situate in the MCSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 516 South Street, McSherrystown, PA 17344-1815
Parcel No. 28005-0323-000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$124,995.75
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-322

PINGORA LOAN SERVICING LLC

vs.
MONIQUE S. WASHIRAPUNYA, RYAN E. NUSBAUM
PROPERTY ADDRESS: 253 KINDIG ROAD, LITTLESTOWN, PA 17340
By virtue of a Writ of Execution No. 16-S-322
Pingora Loan Servicing LLC
vs.
MONIQUE S. WASHIRAPUNYA
RYAN E. NUSBAUM
owner(s) of property situate in the

GERMANY TOWNSHIP, ADAMS County, Pennsylvania, being 253 Kindig Road, Littlestown, PA 17340
Parcel No. 15J17-0159---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$208,614.09
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-758

WELLS FARGO BANK, NA

vs.
ANDREW D. WEIGLE, STEPHANIE S. WEIGLE
PROPERTY ADDRESS: 4 WADSWORTH DRIVE, EAST BERLIN, PA 17316
By virtue of a Writ of Execution No. 15-SU-758
Wells Fargo Bank, NA
vs.
Andrew D. Weigle
Stephanie S. Weigle
owner(s) of property situate in the READING TOWNSHIP, ADAMS County, Pennsylvania, being 4 Wadsworth Drive, East Berlin, PA 17316-9328
Parcel No. 36108-0059
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$134,598.86
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
1617 JFK BOULEVARD, SUITE 1400
ONE PENN CENTER PLAZA
PHILADELPHIA, PA 19103
215-563-3826

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James W. Muller
Sheriff of Adams County
www.adamscounty.us
8/19, 8/26 & 9/02

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 MARIE T. BUSBEY, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Laverne J. Busbey, Jr., 780 Lagoon Dr., North Palm Beach, FL 33408; Deborah M. Mummert, 303 Linden Ave., Hanover, PA 17331

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

ESTATE OF ANDREW J. CASHELL, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Bonnie P. Cashell, 25 Warren Trail, Fairfield, PA 17320

Attorney: Deborah K. Hoff, Esq., 154 South Potomac Street, Waynesboro, PA 17268

ESTATE OF DONALD S. HIGHLANDS, DEC'D

Late of the Borough of York Springs, Adams County, Pennsylvania

Administratrix: Kimberly A. Gilreath, 142 Fieldstone Drive, Carlisle, PA 17015

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

ESTATE OF NORMA J. JOSEPH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Cecilia M. Billingsley, 42 North Schoolhouse Rd., Thomasville, PA 17364

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

ESTATE OF MARVIN L. SWISHER, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administratrix: Nancy L. Harbaugh, 100 Steelman Marker Road, Fairfield, PA 17320

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

SECOND PUBLICATION

ESTATE OF LLOYD S. HAWBAKER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Carol Ann Kelley, 80 Blacksmith Shop Road, Gettysburg, PA 17325; Dennis Thomas Hawbaker, 140 Hospital Road, Gettysburg, PA 17325

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

ESTATE OF MURIEL A. MONN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Rodney E. Monn, c/o Jerry A. Weigle, Esq., Weigle & Associates, P.C., Shippensburg, PA 17257

Attorney: Jerry A. Weigle, Esq., Weigle & Associates, P.C., Shippensburg, PA 17257

ESTATE OF CHESTER J. PENTLICKI, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Stephen J. Pentlicki, c/o William R. Church, Esq., Keefer Wood Allen & Rahal, LLP, P.O. Box 11963, Harrisburg, PA 17108

ESTATE OF RUTH C. SHABERLY, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-Administrators: Melinda Weiss and Floetta Stein, c/o P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers Esq., CGA Law Firm P.C., P.O. Box 606, East Berlin, PA 17316

THIRD PUBLICATION

ESTATE OF PETER J. FITZGERALD, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Mrs. Allyn M. Patterson, 200 Patterson Lane, Berkeley Springs, WV 25411

Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

ESTATE OF SHIRLEY IRENE TRENT KLINE, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Personal Representative: Tanya Maresa Henry, 1482 Braden Loop, Glen Burnie, MD 21061

ESTATE OF ANNIE MAY KNISLE-GILBERT, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administrator: Thomas Gilbert, 215 Old Mill Road, Gettysburg, PA 17325

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

ESTATE OF WANITA P. ORNER, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executors: Linda D. Kopf, 829 Aylesbury Drive, Lancaster, PA 17601; Raymond E. Kopf, 829 Aylesbury Drive, Lancaster, PA 17601

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

ESTATE OF CECIL L. SHOWERS, DEC'D

Late of the Borough of Bendersville, Adams County, Pennsylvania

Co-Executors: Michael D. Showers, 340 Middle Road, Aspers, PA 17304; Bradley C. Showers, 390 Middle Road, Aspers, PA 17304

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

ESTATE OF MARTHA E. TIPTON a/k/a MARTY E. TIPTON, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: ACNB Bank, c/o Christine R. Settle, Vice President & Trust Officer, P.O. Box 4566, Gettysburg, PA 17325

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

