


Adams County Legal Journal

Vol. 58

May 5, 2017

No. 52



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, John W. Phillips, Esq., Editor and Business Manager.

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NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization Domestic Limited Liability Company has been filed with the Pennsylvania Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on April 27, 2017, for the purpose of obtaining a Certificate of Organization for a domestic limited liability company under the Pennsylvania Limited Liability Company Act of 1994. The name of the limited liability company is MOTI LOGISTICS, LLC.

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

5/5

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, May 19, 2017 at 8:30 am.

GALUSHA—Orphans' Court Action Number OC-40-2017. The First and Final Account of Charles O. Galusha and Pauline Streett, Co-Executors of the Estate Of Richard L. Galusha, Deceased, late of Arendtsville Borough, Adams County, Pennsylvania.

ALDRIDGE—Orphans' Court Action Number OC-42-2017. The First and Final Account of William T. Hartlaub, Accountant/Administrator CTA in the Estate of John R. Aldridge Sr., Deceased, late of Oxford Township, Adams County, Pennsylvania.

DIAZ—Orphans' Court Action Number OC-48-2017. The First and Final Account of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate Of Juan Diaz, Deceased, late of Franklin Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

5/5, 5/12

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 19th day of May 2017, 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-1104

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. f/k/a Norwest Mortgage, Inc.

vs.

ROBERT D. AVEY, MICHELLE L. AVEY

PROPERTY ADDRESS: 664 RACETRACK ROAD, ABBOTTSTOWN, PA 17301

By virtue of a Writ of Execution No. 16-SU-1104

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc.

vs.

Robert D. Avey, Michelle L. Avey owner(s) of property situate in the BERWICK TOWNSHIP, ADAMS County, Pennsylvania, being 664 Racetrack Road a/k/a, 664 Race Track Road, Abbottstown, PA 17301-9520 Parcel No. 04LLI-0064-000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$176,574.05 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-959

PENNYMAC LOAN SERVICES, LLC

vs.

DENIS D. BAILEY

PROPERTY ADDRESS: 19 EAST IMPERIAL DRIVE, ASPERS, PA 17304

By virtue of Writ of Execution No. 16-SU-959

PENNYMAC LOAN SERVICES, LLC

vs.

DENIS D. BAILEY
19 EAST IMPERIAL DRIVE, ASPERS, PA 17304
TOWNSHIP OF MENALLEN
PARCEL NO.: 29F050162000
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING.
JUDGMENT AMOUNT: \$218,560.62
ATTORNEYS FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC

No. 16-SU-1059

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BLC BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BANK OF HANOVER AND TRUST COMPANY

vs.

ALLEN A. BASSETT a/k/a ALLEN BASSETT

PROPERTY ADDRESS: 24 STRAUSBAUGH TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution

No. 16-S-1059

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BLC BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BANK OF HANOVER AND TRUST COMPANY

vs.

ALLEN A. BASSETT a/k/a ALLEN BASSETT

24 Strausbaugh Trail a/k/a 24 Strausbaugh Trail, Fairfield, PA 17320

Parcel No: 25AA0-0090-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$102,370.23

Attorneys for Plaintiff

KML Law Group, P.C.

No. 16-SU-1204

LAKEVIEW LOAN SERVICING, LLC

vs.

JAMES BIVENS, JAMES BIVENS
PROPERTY ADDRESS: 349 MAIN STREET, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution

No. 16-SU-1204

Lakeview Loan Servicing, LLC vs.

James M. Bivens

349 Main Street, McSherrystown, PA 17344

situate in the Borough of McSherrystown, Adams County, Pennsylvania

Parcel No. 28005-0181-000

Improvements thereon consist of Residential Real Estate.

Judgment amount: \$216,521 J 7

Attorneys for Plaintiff

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

No. 16-SU-1148

LAKEVIEW LOAN SERVICING, LLC

vs.

PATRICIA BOUDER, DONALD L. MILLER

PROPERTY ADDRESS: 324 HOLLYWOOD AVENUE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution

No. 16-S-1148

Lakeview Loan Servicing, LLC

vs.

Patricia Boudier, Donald L. Miller owner(s) of property situate in the NEW OXFORD BOROUGH, ADAMS County, Pennsylvania, being 324 Hollywood Avenue, New Oxford, PA 17350-9433

Parcel No. 34007-0021-000

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$186,324.38

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1431

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-14

vs.

JOYCE C. BURGEE

PROPERTY ADDRESS: 119 WEST MYRTLE STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution

No. 2015-SU-1431

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-14

vs.

Joyce C. Burgee

119 West Myrtle Street, Borough of Littlestown, PA 17340

Parcel number 27008-0006-000

Improvements thereon of Residential Dwelling

Judgment amount \$147,832.03

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

4/21, 4/28 & 5/5

SHERIFF SALES

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No. 05-SU-1183

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

CHRISTOPHER S CARR

PROPERTY ADDRESS: 124 AUCTION DRIVE, YORK SPRINGS, PA 17325

By virtue of execution of writ

No. 02-SU-1183

JPMORGAN CHASE BANK NATIONAL ASSOCIATION

vs.

CHRISTOPHER CARR

that certain piece or parcel or Tract of land situate in Latimore Township, Adams County, Pennsylvania, and being known as 124 Auction Drive, York Springs, Pennsylvania 17372.

TAX MAP AND PARCEL NUMBER:

23103-0010-000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$290,026.28

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Christopher

S. Carr

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 15-SU-1430

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDA MORTGAGE

vs.

DANIEL L. FETTEROLF

PROPERTY ADDRESS: 264

BULLFROG ROAD, GETTYSBURG, PA

17325

DEUTSCHE BANK NATIONAL TRUST

COMPANY as Trustee for INDYMAC

CERTIFICATES Series 2007-AR7

vs.

DANIEL L. FETTEROLF

ALL THAT CERTAIN LOT OF LAND

SITUATE IN FREEDOM TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 264 Bullfrog Road,

Gettysburg, PA 17325

PARCEL NUMBER: 13-E18-0060-000

IMPROVEMENTS: Residential Property

JUDGMENT: \$407,718.71

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

No. 16-SU-734

COLONIAL IMPACT FUND-II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY

vs.

DAVID F. FISHER, JR., ANGELA M.

SIZEMORE

PROPERTY ADDRESS: 525 GUM SPRINGS ROAD, a/k/a LOTS 1A AND 2A GUM SPRINGS ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution,

No. 16-SU-734

Colonial Impact Fund- II, LLC

vs.

David F. Fisher, Jr., Angela M.

Sizemore

owners of property situate in the

TOWNSHIP OF HAMILTONBAN,

Adams County, Pennsylvania

525 Gum Springs Road a/k/a Lots 1A

and 2A Gum Springs Road, Fairfield,

PA 17320

Parcel No. 18-A-16-0030A-000

Improvements thereon: RESIDENTIAL

SINGLE FAMILY DWELLING

Judgment Amount: \$137,878.28

Attorneys for Plaintiff:

Parker Mccay, PA

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, New Jersey 08054

No. 14-SU-863

WILMINGTON TRUST COMPANY, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2007-HE2

vs.

SHAWN D. GREEN, GLEN D. GREEN

PROPERTY ADDRESS: 50 FIVE

FORKS LANE, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.

14-SU-863

WILMINGTON TRUST COMPANY, AS

TRUSTEE FOR MERRILL LYNCH

MORTGAGE INVESTORS TRUST,

SERIES 2007-HE2

vs.

Shawn D. Green; Glen D. Green

50 Five Forks Lane, Township of

Hamiltonban, PA 17320

Parcel number: 18A17-0003A-000

Improvements thereon of Residential

Dwelling

Judgment amount \$156,461.25

MANLEY DEAS KOCHALSKI LLC

P. O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 16-SU-337

WELLS FARGO BANK, NA

vs.

DANIEL GROH, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF STEPHEN J, GAIL GROH, AS BELIEVED HEIR AND/OR

ADMINISTRATOR TO THE ESTATE OF STEPHEN J, UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF STEPHEN J. GROH

PROPERTY ADDRESS: 33 WEST IMPERIAL DRIVE, ASPERS, PA 17304

By virtue of Writ of Execution

No. 2016-SU-337

WELLS FARGO BANK, NA

vs.

Unknown Heirs, and/or Administrators

of the Estate of Stephen J. Groh;

Daniel Groh, as believed heir and/or

administrator to the Estate of Stephen

J. Groh; Gail Groh, as believed heir

and/or administrator to the Estate of

Stephen J. Groh

33 West Imperial Drive, Township of

Menallen, PA 17304

Parcel number 29F05-0218-000

Improvements thereon of Residential

Dwelling

Judgment amount \$129,514.71

MANLEY DEAS KOCHALSKI LLC

P. O. Box 165028

Columbus, OH 43216-5028

614-220-5611

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

4/21, 4/28 & 5/5

SHERIFF SALES

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No. 16-SU-1318**M&T BANK**

vs.

ROBERT DALE HICKS

PROPERTY ADDRESS: 36 EAST HANOVER STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 2016 SU 1318

M&T BANK

vs.

ROBERT DALE HICKS a/k/a ROBERT D. HICKS

36 East Hanover Street
Gettysburg, PA 17325

Parcel No: 06005-0088-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$271,453.84

Attorneys for Plaintiff

KML Law Group, P.C.

No. 16-SU-1008

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
AGENCY**

vs.

**CAROLANN J. JACOBY, BARRY L.
JACOBY**

PROPERTY ADDRESS: 60 RED HILL ROAD, NEW OXFORD, PA 17350

Virtue of execution of writ 2016-SU-1008

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
AGENCY

vs.

CAROLANN J. JACOBY and BARRY L. JACOBY, Defendants

CAROLANN J. JACOBY and BARRY L. JACOBY, Defendants, owners of the

property situate in the Township of

Oxford, Adams County, Pennsylvania,

being approximately 99 x 229.3 x 112

x 228.00 and containing 88 Perches.

PARCEL #: 35K13-0011-000

Address: 60 RED HILL ROAD, NEW

OXFORD, PA 17350

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$171,018.34

No. 16-SU-1179

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE REGISTERED
HOLDERS OF CREDIT SUISSE
SEASONED LOAN TRUST 2006-1,
HOME EQUITY ADAMS COUNTY
PASS-THROUGH CERTIFICATES,
SERIES 2006-1**

vs.

**AMY R. KARPHER, ROBERT S.
KARPHER, III**

PROPERTY ADDRESS: 1861 COON ROAD, ASPERS, PA 17304

By virtue of writ 16-su-1179

U.S. Bank National Association, as Trustee for the registered holders of

Credit Suisse Seasoned Loan Trust

2006-1, Home Equity

Adams County Pass-Through

Certificates, Series 2006-1

vs.

AMY R. KARPHER a/k/a AMY R.

KARPHER III, ROBERT S. KARPHER a/k/a

ROBERT S. KARPHER II a/k/a ROBERT

S. KARPHER III

ALL THAT CERTAIN LOT OF LAND

SITUATE IN TOWNSHIP OF

MENALLEN, ADAMS COUNTY,

PENNSYLVANIA: BEING KNOWN AS

1861 Coon Road, Aspers, PA 17304

PARCEL NUMBER: 29E04-0004B-000

f/k/a E4-4B

IMPROVEMENTS: Residential Property

Judgment: \$114,631.90

Attorney

Udren Law Office

Woodcrest Corporate Center 11

Woodcrest Road Suite 200

Cherry Hill, NJ 08003-3620

No. 15-SU-54

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

vs.

**LYNN M. LAUVER, LESTER A.
LAUVER**

PROPERTY ADDRESS: 81 DIANA DRIVE, NEW OXFORD, PA 17350 BY

VIRTUE OF EXECUTION OF WRIT

15-SU-54

FEDERAL NATIONAL MORTGAGE

ASSOCIATION

vs.

LYNN LAUVER, LESTER LAUVER

All that certain piece or parcel or Tract

of land situate in Reading Township,

Adams County, Pennsylvania, and

being known as 81 DIANA DRIVE

New Oxford, Pennsylvania 17350.

TAX MAP AND PARCEL NUMBER:

36J08-0030A--000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$438,516.35

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Lynn M.

Lauver and Lester A. Lauver

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 16-SU-1317

**PACIFIC UNION FINANCIAL, LLC
vs.**

CHARLES LEDUC

PROPERTY ADDRESS: 515 LAKEVIEW CIRCLE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution

No.16-SU-1317

PACIFIC UNION FINANCIAL, LLC

vs.

CHARLES LEDUC

515 Lakeview Circle

Littlestown, PA 17340

Parcel No: 27012-0025-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$150,310.66

Attorneys for Plaintiff

KML Law Group, P.C

No. 16-SU-1220

**1ST ALLIANCE LENDING, LLC
vs.**

**PHILLIP E. MURRAY, KAREN M.
MURRAY**

PROPERTY ADDRESS: 15 SKYLINE COURT, GETTYSBURG, PA 17325

By virtue of a Writ of Execution

No. 16-SU-1220

1ST Alliance Lending, LLC

vs.

Phillip E. Murray, Karen M. Murray

owner(s) of property situate in the

CUMBERLAND TOWNSHIP, ADAMS

County, Pennsylvania, being

15 Skyline Court, Gettysburg, PA

17325-7599

Parcel No. 09E130302000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$246,175.86

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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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

4/21, 4/28 & 5/5

SHERIFF SALES

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No. 15-SU-1226

FULTON BANK, N.A.

vs.

WENDY S. PENWELL, EDMOND ROY PENWELL

PROPERTY ADDRESS: 199 FISH AND GAME ROAD, NEW OXFORD, PA 17350

By virtue of a Writ of Execution

No. 15-S-1226

Fulton Bank, N.A.

vs.

Wendy S. Penwell, Edmond R. Penwell Owners of property situate in the OXFORD TOWNSHIP, Adams County, Pennsylvania being

199 Fish and Game Road, New Oxford, PA 17350-9514

Parcel No. 35J013-0007D

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$33,056.12

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-846

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

GERALD E. REINHART, JR.

PROPERTY ADDRESS: 1-E PIN OAK DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution

No. 16-SU-846

JPMorgan Chase Bank, National Association Plaintiff vs.

Gerald E. Reinhart, Jr. Defendant(s)

Defendant's Property Address 1-E Pin Oak Drive, Gettysburg, PA 17325

Township or Borough: Borough of

Bonneauville

PARCEL NO: 06006-0006E-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$104,932.44

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

No. 16-SU-919

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

ERIC MICHAEL SHEFFER, KRISTI V. WALLACE

PROPERTY ADDRESS: 1350

HIGHLAND AVENUE ROAD,

GETTYSBURG, PA 17325

By virtue of a Writ of Execution

No. 16-SU-919

JPMorgan Chase Bank, National

Association

vs.

Eric M. Sheffer

Kristi V. Wallace a/k/a Kristi Wallace

owner(s) of property situate in the Mt

Joy Township, Adams County,

Pennsylvania, being 1350 Highland

Avenue Road, Gettysburg, PA 17325-

7703

Parcel No. 30G14-0007D (acreage or

street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$143,877.72

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-361

WELLS FARGO BANK, N.A.

vs.

DEBRA J. SHOCKEY, JOHN M. SHOCKEY

PROPERTY ADDRESS: 16

SCHOOLHOUSE LANE, FAIRFIELD, PA

17320

By virtue of Writ of Execution No. 16

SU 361 WELLS FARGO BANK, N.A.

vs.

DEBRA J. SHOCKEY, JOHN M.

SHOCKEY

16 SCHOOLHOUSE LANE

FAIRFIELD, PA 17320 FAIRFIELD

PARCEL NO: 18-B16-0044-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$119,086.63

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

No. 16-SU-653

WELLS FARGO BANK, N.A.,

SUCCESSOR BY MERGER TO

WELLS FARGO HOME MORTGAGE

INC.

vs.

TIFFANY A. STANTON, KYLE A. JURANEK

PROPERTY ADDRESS: 70 VALLEY

DRIVE, HANOVER, PA 17331

By virtue of a Writ of Execution No.

16-SU-653

Wells Fargo Bank, N.A., Successor by

Merger to Wells Fargo Home Mortgage

Inc.

vs.

Tiffany A. Stanton, Kyle A. Juranek

owner(s) of property situate in the

Conewago Township, Adams County,

Pennsylvania, being 70 Valley Drive,

Hanover, PA 17331-8603

Parcel No. 08010-0044 (acreage or

street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$181,131.10

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1000

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

vs.

ROBERT M. STEVENS, II, TINA M. STEVENS

PROPERTY ADDRESS: 2 SEASE

DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution

No: 2016-SU-0001000

Plaintiff: Federal National Mortgage

Association ("Fannie Mae")

vs.

Defendant(s): Robert M. Stevens, II

and Tina M. Stevens

Defendants

Property Address: 2 Sease Drive,

Hanover, PA 17331 Township or

Borough: Conewago

PARCEL NO: 08K14-0233-000

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$190,300.47

ATTORNEYS FOR PLAINTIFF: Martha

E. Von Rosenstiel, P.C.

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James W. Muller
Sheriff of Adams County

www.adamscounty.us

4/21, 4/28 & 5/5

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 19th day of May 2017, 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-1199
PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY MORTGAGE, INC.
 vs.
KATHRYN L. STEVENS, MICHAEL A. STEVENS
 PROPERTY ADDRESS: 36 BRIARWOOD BOULEVARD, HANOVER, PA 17331
 By virtue of Writ of Execution No. 2016-SU-0001199
 PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO.
 vs.
 KATHRYN L. STEVENS A/K/A KATHRYN STEVENS & MICHAEL A. STEVENS A/K/A MICHAEL STEVENS
 36 Briarwood Boulevard A/K/A Brierwood Boulevard, Hanover, PA 17331
 Parcel No: 41K18-0030R-000 (Acreage or street address)
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$14,892.76
 Attorneys for Plaintiff
 KML Law Group, P.C.

No. 16-SU-1013
WELLS FARGO BANK, N.A.
 vs.
JAY W. STROUP, MEGHAN P. STROUP
 PROPERTY ADDRESS: 38 BLUE BIRD TRAIL, FAIRFIELD, PA 17320
 By virtue of a Writ of Execution No. 16-SU-1013
 Wells Fargo Bank, NA
 vs.
 Jay W. Stroup
 Meghan Stroup a/k/a Meghan P. Stroup
 owner(s) of property situate in the Carroll Valley Borough, Adams County, Pennsylvania, being 38 Blue Bird Trail, a/k/a 38 Bluebird Trail, Fairfield, PA 17320-8073
 Parcel No. 43-035-0041 (Acreage or

street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$393,577.76
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 13-SU-182
HSBC BANK USA, N.A. AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE23
 vs.
JOSEPH T SUCEC, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERNET FROM OR UNDER ANNA M. SAUL, DECEASED
 PROPERTY ADDRESS: 325 PEACH GLENN IDAVILLE ROAD, GARDNERS, PA 17324
 By virtue of a Writ of Execution No. 13-S-182
 HSBC Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3
 vs.
 Joseph T. Sucec, in His Capacity as Administrator and Heir of The Estate of Anna M. Saul Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anna M. Saul, Deceased owner(s) of property situate in the Huntingdon Township, Adams County, Pennsylvania, being 325 Peach Glen Idaville Road, Gardners, PA 17324-9662
 Parcel No. 22G03-0090-000 (acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$76,840.41
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1321
NATIONSTAR MORTGAGE LLC
 vs.
GEORGE TUBIES
 PROPERTY ADDRESS: 2390 YORK RD, GETTYSBURG, PA 17325
 By virtue of execution of writ No. 16-su-1321
 Nationstar Mortgage LLC Plaintiff
 vs.
 GEORGE O. TUBIES
 Defendant
 ALL THAT CERTAIN LOT OF LAND SITUATE IN STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 2390 York Road, (Straban Township) Gettysburg, PA 17325 PARCEL NUMBER: 38H12-0028-000

IMPROVEMENTS: Residential Property
 JUDGMENT: \$195,712.07

No. 16-SU-717
FINANCE OF AMERICA REVERSE, LLC
 vs.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, JENNIFER K. MILLER
 PROPERTY ADDRESS: 335 BROUGH ROAD, ABBOTSTOWN, PA 17301
 By virtue of writ of execution NO. 2016-SU-0000717
 Finance of America Reverse, LLC
 vs.
 JENNIFER K. MILLER, KNOWN HEIR OF JEAN A. ZARTMAN UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN A. ZARTMAN ALL THAT CERTAIN LOT OF LAND SITUATE IN BERWICK TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 335 Brough Road, Abbotstown, PA 17301 PARCEL NUMBER: 04L10-0010-000
 IMPROVEMENTS: Residential Property
 JUDGMENT: \$156,598.29
 UDREN LAW OFFICES, P.C.
 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620
 856-669-5400
 pleadings@udren.com

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
 4/21, 4/28 & 5/5

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 19th day of May 2017, 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-1072
WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**

vs.
BELINDA SCHEIB VEGA, DAVID VEGA
PROPERTY ADDRESS: 41 SYCAMORE LANE, HANOVER, PA 17331
By virtue of a Writ of Execution No. 16-SU-1072
Wells Fargo Financial Pennsylvania, Inc.
vs.
Belinda Scheib Vega a/k/a Belinda S. Vega, David Vega
owner(s) of property situate in the Conewago Township, Adams County, Pennsylvania, being 41 Sycamore Lane, Hanover, PA 17331-4940
Parcel No. 08009241
(acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$202,464.28
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-393
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, ET AL.**

vs.
MEGAN H. WARNER, DAVID P. BROUSSARD
PROPERTY ADDRESS: 530 GUM SPRINGS ROAD, FAIRFIELD, PA 17320
By virtue of Writ of Execution No. 14-SU-393
JPMorgan Chase Bank, National Association, as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2005-10; Mortgage Pass-Through Certificates, Series 2005-10, Plaintiff
vs.
Megan H. Warner
530 Gum Springs Road Fairfield, PA 17320 Hamiltonban Township
Parcel No.:18-A16-0028-000
Improvements thereon: Residential Dwelling
Judgment amount: \$324,123.49
Milstead & Associates, LLC
Robert W. Williams, Esquire

ID No. 315501 1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

**No. 13-SU-847
WELLS FARGO BANK, NATIONAL
ASSOCIATION**

vs.
JEFFREY WHEELER, SHELLEY WHEELER, KENNETH BAKER, PATRICIA BAKER
PROPERTY ADDRESS: 212 MAIN STREET, MCSHERRYSTOWN, PA 17344
by virtue of executive writ 13-su-847
MTGLQ INVESTORS LP
vs.
JEFFREY WHEELER, SHELLEY WHEELER, PATRICIA BAKER, KENNETH BAKER
All that certain piece or parcel or Tract of land situate in the Borough of McSherrystown, Adams County, Pennsylvania, and being known as 212 Main Street, Mcsherrystown, Pennsylvania 17344.
TAX MAP AND PARCEL NUMBER: 28002-0148-000
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$154,170.61
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jeffrey Wheeler, Shelley Wheeler, Patricia Baker and Kenneth Baker
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 15-SU-1104
U.S. BANK NATIONAL ASSOCIATION**

vs.
DEBORA S. ZEPP
PROPERTY ADDRESS: 19 DELAWARE AVENUE, LITTLESTOWN, PA 17340
By virtue of a Writ of Execution No. 2015-SU-0001104
U.S. Bank National Association
vs.
Debora S. Zepp
owner(s) of property situate in the LITTLESTOWN BOROUGH, ADAMS County, Pennsylvania, being 19 Delaware Avenue, Littlestown, PA 17340-1105
Parcel No. 27007-0060-000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$190,400.44
Attorneys for Plaintiff
Phelan Hallinan Diamuml & Junes, LLP

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten days thereafter.

Purchaser must settle for property on or before filing date. ALL claims to property must be filed with Sheriff before sale date.

AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James W. Muller
Sheriff of Adams County
www.adamscounty.us
4/21, 4/28 & 5/5

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 THOMAS J. LEVELSBERGER, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Susan E. Sentz, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

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

ESTATE OF IRENE B. MILLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

William D. Miller, 32 Mason Dixon Road, Gettysburg, PA 17325

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

ESTATE OF ELIZABETH L. NICKEY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Manufacturers & Traders Trust Co., 3607 Derry Street, Harrisburg, Pennsylvania 17111

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

ESTATE OF MARY C. STAUB, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Mark A. Staub, c/o Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

Attorney: Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

ESTATE OF TRACY DWIGHT WILLIAMS, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Administratrix: Robyn G. Blank c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

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

SECOND PUBLICATION**ESTATE OF WILDA M. BETTS, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Cheryl Lynn Betts, 23 Klein Way, Littlestown, PA 17340

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF NADINE R. GROFT, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Catherine M. Scott, 22 Briar Cliff Drive, Shippensburg, PA 17327

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF RUTH H. GULDEN, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Patsy J. Chilcote and Keith R. Gulden, 25 Apple Avenue, Gettysburg, PA 17325

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF SANDRA K. ZINN a/k/a SANDRA KAY ZINN, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Administrator: Donald K. Kessel, c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

Attorney: Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

THIRD PUBLICATION**ESTATE OF JOHN F. BRENNAN, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Christine A. Ciparik, 350 Pegram Street, Gettysburg, PA 17325

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

ESTATE OF THOMAS M. BROSS, JR. a/k/a THOMAS MEASE BROSS, JR., DEC'D

Late of Reading Township, Adams County, Pennsylvania

Thomas M. Bross, III, 1921 Ridges Road, Wellsville, PA 17365; Michael D. Bross, 2039 Rosewood Lane, York, PA 17403; PNC Bank, N.A., Attn: Linda J. Lundberg, P.O. Box 308, 4242 Carlisle Pike, Camp Hill, PA 17011-0308

Attorney: Stanley A. Smith, Esq., Rhoads & Sinon LLP, One S. Market Square, P.O. Box 1146, Harrisburg, PA 17108-1146

ESTATE OF HILDA M. FITZ a/k/a HILDA MAE TIPTON FITZ, DEC'D

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

Vicky Lee Fitz, 118 Cannon Lane, Gettysburg, PA 17325

Attorney: LeRoy Smigel, Esq., Smigel, Anderson & Sacks, LLP, 443 I North Front Street, Harrisburg, PA 17110

ESTATE OF ROBERT F. HANCE, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Dana L. Hance c/o Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

Attorney: Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

ESTATE OF FERN E. KRAMER, a/k/a FERN ESTHER KRAMER, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Executors: Dean R. Kramer, Dale W. Kramer and Cheryl J. Thompson c/o Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

Attorney: Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

ESTATE OF MARY INGHAM OTTO, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Co-Executors: Christopher A. Otto and Adriane E. Ohrum, c/o MacGregor J. Brillhart, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401

ESTATE OF GLADYS B. ROBINSON, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Edwin J. Higginbottom, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Continued on page 10

THIRD PUBLICATION CONTINUED

ESTATE OF DALE R. SMITH, DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Administratrix: Beth R. Smith, 10
Longview Dr., Gettysburg, PA 17325

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

ESTATE OF BETTY L. WEATHERLY,
DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Executrix: Lori Ann Dewees, 22 Sunfish
Trail, Fairfield, PA 17320

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