

Adams County Legal Journal

Vol. 58

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No. 35



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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, January 13, 2017 at 8:30 am.

LOVELAND — Orphans' Court Action Number OC-123-2016. The First and Final Account of Christine A. Loveland, Personal Representative, of the Estate of Franklin O. Loveland, III, Deceased, late of Adams County, Pennsylvania, and First and Final Account of Christine A. Loveland, Successor Trustee of The Franklin O. Loveland, III Revocable Trust.

Kelly A. Lawver
Clerk of Courts

12/30, 1/6

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Incorporation of a Pennsylvania nonprofit corporation to be organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is THANKSGIVING DAY COMMUNITY 5K TURKEY TROT. The purpose of the corporation is to foster, promote, and carry on certain educational, literary, scientific, and/or charitable purposes, and all other related activities and services, as permitted by law.

Puhl, Eastman & Thrasher
Attorneys

1/6

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on December 9, 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 the Petitioner, Sharon Denise Primeaux to Karen Denise Primeaux.

The Court has affixed the 17th day of February 2017 at 11:00a.m. in Courtroom No. 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 request of the Petitioner should not be granted.

1/6

LEGAL NOTICE – ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street, in Littlestown, PA, between the hours of 1:00 and 2:00 pm on January 21, 2017 to elect directors and to transact any other business properly presented.

Michele A. Lowman
Vice President & Treasurer

12/23, 12/30, 1/6, 1/13

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, January 20, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

No. 16-SU-291**MTGLC INVESTORS LP**

vs

BRETT ALAN BOETTNER, DANIELLE M. BOETTNER

PROPERTY ADDRESS: 66 HEMLOCK DR., HANOVER, PA 17331

By virtue of Writ of Execution

No. 16-S-291

Ditech Financial LLC a/k/a Green Tree Servicing LLC

vs

Brett Alan Boettner a/k/a Brett A. Boettner

Danielle M. Boettner a/k/a Danielle Linton a/k/a Danielle M. Linton a/k/a Danielle M.

Linton Boettner

owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being

66 Hemlock Drive, Hanover, PA 17331-7510 Parcel No. 08021-0174

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$160,782.44

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-591**LSF9 MASTER PARTICIPATION TRUST**

vs

JORDAN BORING, LAURA WILLS

PROPERTY ADDRESS: 14 E. WIND TRAIL, FAIRFIELD, PA 17320

By virtue of writ of execution No. 2016-SU-0000591

LSF9 Master Participation Trust

vs

Jordan W. Boring

Laura J. Wills

Being known and number as 14 E.

Wind Trail Fairfield, PA 17320 in Carroll Valley Borough, formerly

Liberty Township, County of Adams, Commonwealth of Pennsylvania

Parcel No. 43-019-0042-000

Improvements: Residential Dwelling

Judgment Amount: \$241,873.16

Attorney: Richard M. Squire & Associates, LLC

Bradley J. Osborne, Esquire

115 West Avenue, Suite 104,

Jenkintown, PA 19046

Phone: 215-886-8790

No. 15-SU-1482**WELLS FARGO BANK, N.A.**

vs

WANDA F. COULSON

PROPERTY ADDRESS: 6631 OLD HARRISBURG ROAD, YORK SPRINGS, PA 17372 By virtue of Writ of Execution

No. 15-SU-1482

Wells Fargo Bank, N.A.,

Plaintiff,

vs

Wanda F. Coulson

6631 Old Harrisburg Road, York

Springs, PA 17372 Huntingdon

Township

Parcel No.:22105-0017B-000

Improvements thereon: Residential

Dwelling

Judgment amount: \$25,245.68

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. 16-SU-565**THE BANK OF NEW YORK MELLON A/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC.**

vs

MARLEN V. CRAMER, JAMIE M. KOCIEMBA

PROPERTY ADDRESS: 1596 SEVEN VALLEYS ROAD, YORK, PA 17408

By virtue of Writ of Execution No. :

2016-SU-0000565

The Bank of New York Mellon a/k/a The Bank of New York, as Trustee for the

certificate holders of the CWABS, Inc.,

Asset-Backed Certificates,

Series 2006-21

Plaintiff

vs

Marlen V. Cramer and

Jaime M. Kociemba

Defendant(s)

Defendant's Property Address 1500

Abbottstown Pike, Hanover, PA 17331

Township or Borough: Berwick

Township

PARCEL NO.: 04LI 2-0036-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$143,662.88

ATTORNEYS FOR PLAINTIFF

Shapiro and DeNardo, LLC

King of Prussia, PA 19406

No. 14-N0-1247**NEW OXFORD MUNICIPAL AUTHORITY**

vs

MARY A. DILLON, CLAUDINE A. MCGEE

PROPERTY ADDRESS: 14 OXFORD COURT, NEW OXFORD, PA 17350 By

virtue of Writ of Execution No.: 14-N-

1247

IRENE M. BELL, owner of property

situate the NEW OXFORD BOROUGH, New Oxford, Adams County, Pennsylvania being:

14 Oxford Court,

New Oxford, Pennsylvania 17350

Parcel No.: 34005-0184A-030

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$3,083.71

Attorneys for Plaintiff

Stock and Leader

No. 16-SU-770**QUICKEN LOANS INC.**

vs

DONALD GEORGE HEFFNER, DEBRA WILLS HEFFNER

PROPERTY ADDRESS: 158 PENN

STREET, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No. 2016-

SU-0000770 QUICKEN LOANS INC.

vs

DONALD G. HEFFNER & DEBRA W. HEFFNER

158 Penn Street

Biglerville, PA 17307

Parcel No: 05005-0019-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$166,710.99

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

12/23, 12/30 & 1/06

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, January 20, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

**No. 16-SU-194
WELLS FARGO BANK, N.A.**

vs
ANNETTE HUGHES
PROPERTY ADDRESS: 469 OLD WESTMINSTER ROAD, HANOVER, PA 17331
By virtue of Writ of Execution No. 16-SU-194 Wells Fargo Bank, N.A., Plaintiff,
vs
Annette Hughes
469 Old Westminster Road, Hanover, PA 17331 Union Township
Parcel No.: 41-L18-0041-000
Improvements thereon: Residential Dwelling Judgment amount: \$213,940.16
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. 16-SU-613
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN
INTEREST TOW**

vs
JOSHUA W. JEFFREY
PROPERTY ADDRESS: 460 HOFFMAN HOME ROAD, GETTYSBURG, PA 17325
By virtue of Writ of Execution No. 2016-SU-0000613
U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass Through Certificates, Series 2005-17
vs
Joshua Jeffrey a/k/a Joshua W. Jeffrey owner(s) of property situate in the MT. JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being
460 Hoffman Home Road, Gettysburg, PA 17325-8688
Parcel No. 30H16-0105
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$370,771.34
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-325
PNC BANK, NATIONAL
ASSOCIATION**

vs
KIMEY L. McDERMOTT
PROPERTY ADDRESS: 20 S. HIGH STREET, ARENDTSTVILLE, PA 17307 By Virtue of Writ of execution No 16-SU-325
PNC Bank, National Association
vs
Kimey L. McDermott A/K/A Kimey Bucher
20 South High Street Arendtsville, PA 17307 Borough of Arendtsville DBV 1970 P331
Parcel No. 02006-0121
Improvements thereon: residential dwelling
ALL THE RIGHT, TITLE, INTEREST, AND CLAIMS OF KIMEY L. McDERMOTT A/K/A KIMEY L. BUCHER, OWNER OR REPUTED OWNER, TO THE FOLLOWING DESCRIBED PROPERTY:
BOROUGH OF ARENDTSTVILLE, DEED BOOK VOLUME 1970, P 331, PARCEL No. 02006-0121, AND HAVING ERECTED THEREON RESIDENTIAL PROPERTY KNOWN AS 20 SOUTH HIGH STREET, ARENDTSTVILLE, PA 17307.
Judgment \$56,877.12
Attorney for plaintiff
Tucker Arensberg P.C. 1500 One PPG Place Pittsburgh, PA 15222

**No. 16-SU-675
WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
PARK PLACE SECURITIES INC.**

vs
**KRISTEN D. MCKAIN, IN HER
CAPACITY AS ADMINISTRATRIX AND
HEIR OF THE ESTATE OF GLENN E.
WIMSETT**
PROPERTY ADDRESS: 1030 LITTLESTOWN ROAD, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No. 16-SU-675
Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-Wchl
vs
Kristen D. McKain, in Her Capacity as Administratrix and Heir of The Estate of Glenn E. Wimssett
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Glenn E. Wimssett, Deceased owner(s) of property situate in the UNION TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being 1030 Littlestown Road, Littlestown, PA 17340-9442 Parcel No. 41-JIS-0016-000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$101,226.06
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-254
NEWLANDS ASSET HOLDING TRUST**

vs
MATTHEW P. MERKEL, ANGELA P. MERKEL
PROPERTY ADDRESS: 1 MAE TRAIL, FAIRFIELD, PA 17320
By virtue of Writ of Execution No. 16-S-254
Newlands Asset Holding Trust
vs
Matthew P. Merkel, Angela P. Merkel
Owner of property situate in the CARROLL VALLEY BOROUGH, ADAMS COUNTY, PENNSYLVANIA, being 1 Mae Trail, Fairfield, PA 17320-8171
Parcel No. 43-028-0032
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$201,584.06
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

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James W. Muller
Sheriff of Adams County

www.adamscounty.us
12/23, 12/30 & 1/06

SHERIFF SALES

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No. 15-SU-939**NATIONSTAR MORTGAGE LLC**

vs

THELMA REIFSNIDER, MARY FRANCES REIFSNIDER

PROPERTY ADDRESS: 30 COLORADO AVE., LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 2015-S-939

Nationstar Mortgage LLC, Plaintiff,

vs

Thelma Reifsnider,
Mary F. Reifsnider a/k/a Mary Reifsnider
30 Colorado Avenue
Littlestown, PA 17340

Littlestown Borough Parcel No.: 27-1-1016

Improvements thereon: Residential
Dwelling Judgment amount: \$1,838.04
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. 16-SU-307**NATIONSTAR MORTGAGE LLC**

vs

ADAM CHRISTOPHER SANDERS

PROPERTY ADDRESS: 15 ASPERS NORTH RD., ASPERS, PA 17304

By virtue of Writ of Execution No. : 16-SU-307

Nationstar Mortgage LLC, Plaintiff
vs

Adam C. Sanders Defendant(s)
Defendant's Property Address 15
Aspers North Road, Aspers, PA 17304
Township or Borough: Menallen
Township

PARCEL NO.:29001-0025-000

IMPROVEMENTS THEREON: A
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$114,000.47
ATTORNEYS FOR PLAINTIFF: Shapiro
and DeNardo

3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406

No. 15-SU-779**WELLS FARGO BANK, N.A.**

vs

GREGORY F. SCHOFFSTALL, JR., JENNIFER E. SCHOFFSTALL

PROPERTY ADDRESS: 5 HALLECK DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution

No. 15-SU-779 Wells Fargo Bank, N.A.

vs

Gregory F. Schoffstall, Jr., Jennifer E.
Schoffstall

owner(s) of property situate in the
READING TOWNSHIP, ADAMS
COUNTY, PENNSYLVANIA, being
5 Halleck Drive, East Berlin, PA 17316-
9353

Parcel No. 36 109-0134

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

JudgmentAmount: \$259,747.64

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-288**WELLS FARGO BANK, N.A.**

vs

GREGORY L. SHIELDS

PROPERTY ADDRESS: 309 OAK DRIVE, ORRTANNA, PA 17353

By virtue of Writ of Execution No.

16-SU-288 WELLS FARGO BANK, N.A.,

Plaintiff,

vs

Gregory L. Shields
309 Oak Drive
Orrtanna, PA 17353 Franklin Township,
Adams County, Pennsylvania
Parcel No.: 12609-0207-000

Improvements thereon: Residential

Dwelling

Judgment amount: \$115,494.92

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

D No. 315501

1 E. Stow Road Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

No. 16-SU-139**WELLS FARGO BANK, N.A.**

vs

JAMES F. SINGLETON

PROPERTY ADDRESS: 342 NORTH

3RD STREET, MCSHERRYSTOWN, PA

17344

By virtue of Writ of Execution

No. 16-SU-139

Wells Fargo Bank, N.A.

vs

James F. Singleton

owner(s) of property situate in the

CONEWAGO TOWNSHIP, ADAMS

COUNTY, PENNSYLVANIA, being

342 North 3rd Street, McSherrystown,
PA 17344-1101

Parcel No. 08001-0123-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

JudgmentAmount: \$182,492.23

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-554**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY**

vs

KIPPI R. SMITH, AS EXECUTRIX OF THE ESTATE OF NANCY R. SPICER DECEASED

PROPERTY ADDRESS: 436 EAST GOLDEN LANE, NEW OXFORD, PA 17350

By virtue of Writ of Execution No. 16-SU-554

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
vs

Kippi R. Smith as Executrix of the

Estate of Nancy R. Spicer

Deceased 436 East Golden Lane, New
Oxford, PA 17350

Parcel No: 35KII-0026D-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$264,433.50

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.

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

12/23, 12/30 & 1/06

SHERIFF SALES

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No. 16-SU-384

APEX BANK A/K/A BANK OF CAMDEN APEX BANK A/K/A BANK OF CAMDEN

vs

SAMUEL J. TALTON, JENNIFER L. TALTON

PROPERTY ADDRESS: 114 OLD ROUTE 15, YORK SPRINGS, PA 17372
By virtue of Writ of Execution

No. 16-SU-384

APEX BANK A/K/A BANK OF CAMDEN APEX BANK A/K/A BANK OF CAMDEN

vs

SAMUEL J. TALTON, JENNIFER L. TALTON

114 OLD ROUTE 15
YORK SPRINGS, PA 17372 LATIMORE TOWNSHIP

PARCEL NO.: 23104-0042-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$66,726.95

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

No. 15-N0-332

NEW OXFORD MUNICIPAL AUTHORITY

vs

THE HEIRS OF CYNTHIA L. SALLOOM, DECEASED OWNER(S) OR REPUTED OWNER(S), IAN G. SALLOOM

PROPERTY ADDRESS: 894 LINGG ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.:

15-N0-332

The Heirs of Cynthia L. Salloom, owner of property situate the OXFORD TOWNSHIP, NEW OXFORD, ADAMS COUNTY, PENNSYLVANIA

being:

894 Lingg Road, New Oxford, Pennsylvania 17350

Parcel No.: 35K12-0030D-000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$1,737.10

Attorneys for Plaintiff Stock and Leader

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 Writ of Execution No. 2015-SU-0000840

U.S. Bank National Association

vs

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. 08K14-0061 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$117,449.11

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

One Penn Center Suite 1400

Philadelphia, PA 19103

No. 16-SU-646

BELCO COMMUNITY CREDIT UNION

vs

MICHAEL A. WOLFGANG, CHRISTINE M. WOLFGANG

PROPERTY ADDRESS: 544 TWO TAVERNS ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

16-SU-646

BELCO COMMUNITY CREDIT UNION

vs

MICHAEL A. WOLFGANG AND CHRISTINE M. WOLFGANG

TOWNSHIP OF MT. JOY

Parcel No.: 30H15-0003A-000

544 TWO TAVERNS ROAD,

GETTYSBURG, PA 17325

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$205,434.45

Attorney for Plaintiff Keri P. Ebeck,

Esquire PA ID# 91298

WELTMAN, WEINBERG & REIS CO., LPA.

436 1 h Avenue, Suite 2500

Pittsburgh, PA 15219

(412) 338-7108 (Kim)

No. 16-SU-759

WELLS FARGO BANK, N.A.

vs

RAYMOND YEAGER, MILDRED M. YEAGER

PROPERTY ADDRESS: 7 TWIN OAK DRIVE, ASPERS, PA 17307

By virtue of Writ of Execution No.

16-SU-759 Wells Fargo Bank, N.A.

vs

Raymond Yeager, Mildred M. Yeager

owner(s) of property situate in the

MENALLEN TOWNSHIP, ADAMS

COUNTY, PENNSYLVANIA, being

7 Twin Oak Drive,

A/K/A

75 Twin Oak Dr.,

Aspers, PA 17304-9493

Parcel No.: 29E05-0033E-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

JudgmentAmount: \$66,938.93

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 12-SU-192

WATERFALL VICTORIA

vs

ERIC ZARUBA, SHARON ZARUBA

PROPERTY ADDRESS: 1681 HARNEY

ROAD, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 2012-

SU-0000192

Waterfall Victoria REO 2010-1 LLC

vs

Erica A. Zaruba a/k/a Eric A. Zaruba

and Sharon W. Zaruba,

1681 Harney Road,

Germany Township,

Littlestown, PA 17340.

Improvements thereon: consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$162,526.51.

Attorneys for Plaintiff:

Jessica N. Manis, Esquire Stern &

Eisenberg, P.C. 1581 Main Street, Suite

200, The Shops at Valley Square

Warrington, PA 18976

Phone: (215) 572-8111

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

12/23, 12/30 & 1/06

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary of or administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**ESTATE OF I. LORETTA GRIM, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executors: J. Michael Grim, 200 E. King Street, East Berlin, PA 17316; William S. Grim, 611 Boundary Avenue, Hanover, PA 17331

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

ESTATE OF MICHAEL LEBO a/k/a MICHAEL ALAN LEBO, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: Amy Lebo, 15 Curtis Drive, East Berlin, PA 17316

Attorney: Thomas M. Shultz, Esq., Shultz Law Firm, LLC, 211 Kennedy Court, Suite 5 Hanover, PA 17331

ESTATE OF GEORGE H. LOMAS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Susan K. Saum-Wicklein, 45 Steinwehr Avenue, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

SECOND PUBLICATION**ESTATE OF CATHERINE E. BUCKLEY, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Charles M. Davis, 11933 Hartley Mill Road, Glen Arm, MD 21057

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

ESTATE OF CATHERINE DAVIS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administratrix: Janet L. Stopyra-Buterbaugh, 12 Tiffany Drive, Shippensburg, PA 17257

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

ESTATE OF BONNIE H. DYER, a/k/a BONNIE HAINES DYER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Michael W. Dyer, 349 Moores Branch Circle, Westminster, MD 21158

Attorney: Ann C. Shultis, Esq., Shultis Law, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331

ESTATE OF GEORGE C. FISSEL, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Executrix: Gay Denise Gardner, 11 Hibernia Lane, Salem, MA 01970

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

ESTATE OF MARY LOU RUTTY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: John G. Ruty, c/o Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

Attorney: Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

ESTATE OF GLENN A. SLAYBAUGH a/k/a, GLENN A. SLAYBAUGH JR., DEC'D

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: Leslie S. Taylor, 960 Yellow Hill Road, Biglerville, PA 17307; Scott M. Slaybaugh, 110 S. Quaker Valley Road, Biglerville, PA 17307

Attorney: Richard K. Hoskinson, Esq., Hoskinson & Wenger, 147 East Washington Street Chambersburg, PA 17201

THIRD PUBLICATION**ESTATE OF DANIEL J BAIR, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administrators: Benjamin J. Bair, 400 Diller Road, Hanover, PA 17331; Violet S. Bair, 400 Diller Road, Hanover, PA 17331

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

ESTATE OF CAROLYN M. BEMIES a/k/a CAROLYN MARGARET BEMIES, DEC'D

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

Executrix: Sally Ann Wolf, 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 CAROL G. COOL, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Administratrix: Judy L. Mickley, 610 Oxford Avenue, Hanover, PA 17331

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

ESTATE OF DORIS C. McDANNELL, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: Jay P. McDannell, Jr., 363 Scott School Road, Orrtanna, PA 17353; Craig S. McDannell, 934 Orrtanna Road, Orrtanna, PA 17353

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF CATHERINE M. STULL a/k/a CATHERINE MAY STULL, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Kerry L. Stull, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

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

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, January 20, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

No. 15-SU-916
BAYVIEW LOAN SERVICING LLC
vs
WADE B. ZUFALL, SYLVIA LEANNE ZUFALL
PROPERTY ADDRESS: 59 JESSICA DRIVE, GETTYSBURG, PA 17325
By virtue of Writ of Execution No. 15-S-916
Bayview Loan Servicing, LLC
vs
Wade B. Zufall, Sylvia Leanne Zufall owner(s) of property situate in the BONNEAUVILLE BOROUGH, ADAMS COUNTY, PENNSYLVANIA, being 59 Jessica Drive, Gettysburg, PA 17325-7980 Parcel No. 06-005-0124 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$159,127.11
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
One Penn Center suite 1400
Philadelphia, PA 19103

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
12/23, 12/30 & 1/06

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVILACTION – LAW
NO. 16-SU-894
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PENNYMAC LOAN SERVICES, LLC
Plaintiff
vs.

LEXY A. MCGROARY, in her capacity as Heir of ROBERT J. WIBLE, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT J. WIBLE, DECEASED, Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT J. WIBLE, DECEASED

You are hereby notified that on August 30, 2016, Plaintiff, PENNYMAC LOAN SERVICES, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ADAMS County Pennsylvania, docketed to No. 16-SU-894. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 825 MARYLAND AVENUE, ASPERS, PA 17304 whereupon your property would be sold by the Sheriff of ADAMS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES

TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
Office of the Court Administrator
Adams County Courthouse
Gettysburg, PA 17325
Telephone (717) 337-9846
MidPenn Legal Services, Inc.
128 Breckenridge Street
Gettysburg, PA 17325
Telephone (717) 337-9846