

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.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

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SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 16th day of January 2015, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-847

WELLS FARGO BANK, N.A.

vs

JEFFREY WHEELER, SHELLEY WHEELER, KENNETH BAKER, PATRICIA BAKER

PROPERTY ADDRESS: 212 MAIN STREET, McSHERRYSTOWN, PA 17344

BY VIRTUE OF WRIT OF EXECUTION NO 13-SU-847

WELLS FARGO BANK NA

vs

JEFFREY L. WHEELER, SHELLEY M. WHEELER, PATRICIA A. BAKER AND KENNETH A. BAKER

All that certain piece or parcel or Tract of land situate 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. 14-SU-83

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORT

vs

DEAN L. WILSON, MICHELLE L. WILSON

PROPERTY ADDRESS: 821 TROLLEY ROAD, YORK SPRINGS, PA 17372

By virtue of a Writ of Execution

No. 14-S-83

U.S. Bank National Association, as

Trustee, for Residential Asset Mortgage

Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EFCI

v.

Dean L. Wilson, Michelle L. Wilson owner(s) of property situate in HUNTINGTON TOWNSHIP, ADAMS County, Pennsylvania, being 821 Trolley Road, York Springs, PA 17372-8701

Parcel No. 22104-0078C--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$187,266.72

Attorneys for Plaintiff:

Phelan Hallinan, 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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

12/19, 24 & 1/2

NOTICE

NOTICE IS HEREBY GIVEN that the Application for Domestic Limited Liability Company was filed by YORK ADAMS STRENGTH TRAINING LLC with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of registering under 15 Pa. C.S. 8913, relating to Domestic Limited Liability Companies.

Samuel A. Gates, Esq.

Solicitor

1/2

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 9, 2015 at 8:30 a.m.

STOCKHAM—Orphans' Court Action Number OC-139-2014. The First and Final Account of Todd C. Racey, Executor of the Estate of Charles Stockham, a/k/a Charles Edward Stockham, Deceased, late of Reading Township, Adams County, Pennsylvania.

CRISWELL—Orphans' Court Action Number OC-148-2014. The First and Final Account of Charles Criswell, Accountant of the Estate of Jeremy Lee Criswell, Deceased, late of Oxford Township, Adams County, Pennsylvania.

Kelly A. Lawver

Clerk of Courts

12/24 & 1/2

NOTICE

NOTICE IS HEREBY GIVEN that GEORGE W. SWARTZ, II, ESQUIRE, intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on the 6TH day of February, 2015, and that he intends to Practice law in the Law Office of Mooney & Associates, 18 E. Middle Street, Gettysburg, Adams County, Pennsylvania 17325.

1/2, 9 & 16

SHERIFF SALES

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No. 11-SU-2044**SRMOF II 2012 1 TRUST**

vs

SANDI D. BELLUSCI

PROPERTY ADDRESS: 1087
FREDERICK PIKE, LITTLESTOWN, PA
17340

By virtue of a Writ of Execution
No. 11-SU-2044

SrmoF II 2012-1 Trust, U.S. Bank Trust
National Association, Not in Its
Individual Capacity But Solely as
Trustee

v.

Sandi D. Bellusci

owner(s) of property situate in the
TOWNSHIP OF GERMANY, ADAMS
County, Pennsylvania, being
1087 Frederick Pike, Littlestown, PA
17340-9384

Parcel No. 15I17-0115---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$148,498.18

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 13-SU-253**BANK OF AMERICA NA**

vs

CHRISTOPHER M. BUNTY, AMY M. BUNTY

PROPERTY ADDRESS: 20
BUTTERNUT LANE, HANOVER, PA
17331

By virtue of a Writ of Execution
No. 13-S-253

Bank of America, N.A., as Successor by
Merger to BAC Home Loans Servicing,
LP f/k/a Countrywide Home Loans
Servicing, LP

v.

Christopher M. Bunty, Amy M. Bunty
owner(s) of property situate in the
CONEWAGO TOWNSHIP, ADAMS
County, Pennsylvania, being
20 Butternut Lane, Hanover, PA
17331-4915

Parcel No. 08010-0072--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$204,552.56

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 13-SU-883**ONE WEST BANK FSB**

vs

STEVEN A. CORKUM, SUSAN J. CORKUM

PROPERTY ADDRESS: 34 BASEHOAR
SCHOOL ROAD, LITTLESTOWN, PA
17340

BY VIRTUE OF WRIT OF EXECUTION
NO.: 13-SU-883

ONE WEST BANK FSB
VS

STEVEN A. CORKUM, SUSAN J.
CORKUM

All that certain piece or parcel or Tract
of land situate Union Township, Adams
County, Pennsylvania, and being known
as: 34 Basehoar School Road,
Littlestown, Pennsylvania 17340.

TAX MAP AND PARCEL NUMBER:

41J16-0045

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$279,883.31

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Steven A.

Corkum and Susan J. Corkum

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 12-SU-1241**WELLS FARGO BANK NA**

vs

WILLIAM R. DIGGINS, CAROL M. DIGGINS

PROPERTY ADDRESS: 770 CHESTNUT
HILL ROAD, HANOVER, PA 17331

By virtue of Writ of Execution
No. 12-SU-1241

Wells Fargo Bank, N.A., as Trustee for
the Certificateholders of Bank of America
Funding Corporation Mortgage Pass-
Through Certificates, Series 2007-5

v.

Carol M. Diggins, William R. Diggins
770 Chestnut Hill Road, Hanover, PA
17331, Union Township
Parcel No. 41-K18-00131

Improvements thereon are Residential
Dwelling

Judgment Amount: \$443,634.19

Federman & Associates, LLC

Thomas M. Federman, Esq.;

Danielle Boyle-Ebersole, Esq.;

and Paul J. Fanelli, Esq.

Federman & Associates, LLC

305 York Road, Suite 300

Jenkintown, PA 19046

215-572-5095

No. 14-SU-983**BRANCH BANKING AND TRUST COMPANY**

vs

DONNA A. DUTTERER, MICHAEL DUTTERER

PROPERTY ADDRESS: 160 WEST
KING STREET, LITTLESTOWN, PA
17340

By virtue of a Writ of Execution

No. 14-S-983

Branch Banking and Trust Company
v.

Donna A. Dutterer, Michel Dutterer a/k/a
Michael A. Dutterer

owner(s) of property situate in
LITTLESTOWN BOROUGH, ADAMS
County, Pennsylvania, being
160 West King Street, Littlestown, PA
17340-1406 Parcel No. 27008-0220---
000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$107,842.65

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-643**NATIONSTAR MORTGAGE, LLC**

vs

KAREN S. GEORGE, DOUGLAS GEORGE

PROPERTY ADDRESS: 1960 IDAVILLE
ROAD, YORK SPRINGS, PA 17372

By virtue of Writ of Execution
No.: 14-SU-643

Nationstar Mortgage LLC

vs.

Karen S. George and Douglas George
a/k/a Douglas Q. George
Property Address 1960 Idaville Road,
York Springs, PA 17372 Township or

Borough: Huntington Township

PARCEL NO.: 22H03-0020A

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$104,000.47

ATTORNEYS FOR PLAINTIFF:

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

12/19, 24 & 1/2

SHERIFF SALES

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No. 13-SU-1171**GREEN TREE SERVICING, LLC**
vs**TONNA J. GRIM, DANIEL E. GRIM**

PROPERTY ADDRESS: 7 STUART DRIVE, EAST BERLIN, PA 17316
By virtue of a Writ of Execution
No. 13-S-1171

Green Tree Servicing LLC.

v.

Tonna J. Grim, Daniel E. Grim
owner(s) of property situate in
READING TOWNSHIP, ADAMS County,
Pennsylvania, being 7 Stuart Drive, East
Berlin, PA 17316-9210

Parcel No. 36113-0001---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$78,677.01

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 12-SU-938**BANK OF AMERICA NA**
vs**JANIS K GURECKI**

PROPERTY ADDRESS: 53 HERITAGE
DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution

No. 12-S-938

Bank of America, N.A.

vs.

Janis K. Gurecki

53 Heritage Drive, Gettysburg, PA

17325-8911, Mt. Joy Township

PARCEL NO.: 31-8-60

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$180,410.26

ATTORNEYS FOR PLAINTIFF:

POWERS, KIRN & ASSOCIATES, LLC

No. 13-SU-560**JPMORGAN CHASE BANK,**
NATIONAL ASSOCIATION
vs**DUANE EUGENE HAWBAKER, BETH**
A. HAWBAKER

PROPERTY ADDRESS: 1015 OLD

CARLISLE ROAD, ASPERS, PA 17304

All that certain piece or parcel or Tract
of Land situate Butler Township, Adams
County, Pennsylvania, and being known
as 1015 Old Carlisle Road, Aspers,
Pennsylvania 17304

CONTAINING 1.615 acres, more or less

TAX MAP AND PARCEL NUMBER:

07G07-0017D

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$102,180.71

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Beth A.

Dittmar f/k/a Beth A. Hawbaker and

Duane Eugene Hawbaker

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 14-NO-680**HAMILTON TOWNSHIP**
vs**JOHN W. HAWS**

PROPERTY ADDRESS: 440 GUN CLUB
ROAD, NEW OXFORD, PA 17350

BY VIRTUE OF WRIT OF EXECUTION

NO.: 14-NO-680

HAMILTON TOWNSHIP

VS.

JOHN W. HAWS

PROPERTY ADDRESS: 440 GUN CLUB
ROAD, NEW OXFORD, PA 17350

PARCEL NO.: 17K10-0017M---000

IMPROVEMENTS: RESIDENTIAL

DWELLING

JUDGMENT AMOUNT: \$2,177.12

JSDC LAW OFFICES

P.O. BOX 650

HERSHEY, PA 17033, 717-533-3280

No. 13-SU-1089**NATIONSTAR MORTGAGE, LLC**
vs**MICHAEL HENSLEY**

PROPERTY ADDRESS: 135 MAIN
STREET, McSHERRYSTOWN, PA
17344

By virtue of a Writ of Execution

No. 13-S-1089

Nationstar Mortgage LLC

v.

Michael Hensley

owner(s) of property situate in the

McSHERRYSTOWN BOROUGH,

ADAMS County, Pennsylvania, being

135 Main Street, McSherrystown, PA

17344-2105

Parcel No. 28002-0112---000, 28002-

0112A---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$147,529.75

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-482**OCWEN LOAN SERVICING, LLC**
vs**PAUL EDWARD HOFFMAN, BONNIE**
LEE HOFFMAN

PROPERTY ADDRESS: 37 HANOVER
STREET, GETTYSBURG, PA 17325

By virtue of a Writ of Execution

No. 14-S-482

OCWEN Loan Servicing, LLC

v.

Paul Edward Hoffman, in His Capacity
as Co-administrator and Heir of The
Estate of Steven E. Hoffman;

Bonnie Lee Hoffman, in Her Capacity
as Co-administrator and Heir of The
Estate of Steven E. Hoffman; Unknown

Heirs, Successors, Assigns, and All
Persons, Firms, or Associations

Claiming Right, Title or Interest From or
Under Steven E. Hoffman, Deceased

owner(s) of property situate in
GETTYSBURG BOROUGH, ADAMS

County, Pennsylvania, being

37 Hanover Street, Gettysburg, PA

17325-1908

Parcel No. 16008-0133---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$101,347.79

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

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

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

James Muller
Sheriff of Adams County

www.adamscounty.us

12/19, 24 & 1/2

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 January 2015, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-776**NATIONSTAR MORTGAGE, LLC**

vs

TRACY DAVID JENKINS, KRISTINE E. JENKINS

PROPERTY ADDRESS: 35 SCOTCH TRAIL, FAIRFIELD, PA 17320
BY VIRTUE OF WRIT OF EXECUTION
NO.: 13-SU-776

NATIONSTAR MORTGAGE LLC

VS.

KRISTINE E. JENKINS a/k/a KRISTINE JENKINS, TRACY D. JENKINS a/k/a TRACY DAVID JENKINS

All that certain piece or parcel or Tract of land situate Hamiltonban Township, Adams County, Pennsylvania, and being known as 35 Scotch Trail, Fairfield, Pennsylvania 17320
CONTAINING 2.296 ACRES
TAX MAP AND PARCEL NUMBER: 18A 17-0089-000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$620,916.02

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Kristine E.

Jenkins a/k/a Kristine Jenkins and

Tracy D. Jenkins a/k/a Tracy David Jenkins

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

No. 13-SU-782**WELLS FARGO BANK, N.A., s/b/m WELLS FARGO HOME MORTGAGE, INC.**

vs

KAREN M. KLINE, DONALD J. KLINE

PROPERTY ADDRESS: 1682 IRON

SPRINGS ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution

No. 13-S-782

Wells Fargo Bank, N.A., s/b/m Wells

Fargo Home Mortgage, Inc.

v.

Karen M. Kline, Donald J. Kline

owner(s) of property situate in

HAMILTONBAN TOWNSHIP, ADAMS

County, Pennsylvania, being 1682 Iron

Springs Road, Fairfield, PA 17320-9782

Parcel No. 18B16-0095B--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$230,937.56

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 12-SU-924**MEMBERS 1ST FEDERAL CREDIT UNION**

vs

CROCIFISSA LAFRANCA, ANTHONY G. LAFRANCA

PROPERTY ADDRESS: 16 EAST HANOVER STREET, GETTYSBURG, PA 17325

BY VIRTUE OF WRIT OF EXECUTION

NO. 2012-SU-924

MEMBERS 1ST FEDERAL CREDIT UNION

VS

CROCIFISSA LAFRANCA, ANTHONY G. LAFRANCA

16 EAST HANOVER STREET, GETTYSBURG, PA 17325, BOROUGH OF BONNEAUVILLE
PARCEL NO: 06005-0080A--000

IMPROVEMENTS CONSIST OF A RESTAURANT

JUDGMENT AMOUNT: \$462,946.04

MARTSON LAW OFFICES, 10 EAST

HIGH STREET, CARLISLE, PA 17013

717-243-3341

No. 14-SU-508**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION**

vs

KEITH D. LITTLE, MELISSA L. LITTLE

PROPERTY ADDRESS: 6068

BALTIMORE PIKE, LITTLETOWN, PA

17340

By virtue of a Writ of Execution

No. 14-S-508

U.S. Bank National Association, as

Trustee, Successor-in-Interest to

Wachovia Bank National Association,

as Trustee for Gsmgs Mortgage Loan

Trust 2004-3, Mortgage Pass-

Through Certificates, Series 2004-3

v.

Keith D. Little, Melissa L. Little

owner(s) of property situate in the

TOWNSHIP OF GERMANY, ADAMS

County, Pennsylvania, being

6068 Baltimore Pike, Littletown, PA

17340-9504

Parcel No. 15J17-0117--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,173.64

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 13-SU-1268**US BANK NATIONAL ASSOCIATION**

vs

SCOTT A. LIVINGSTON, COREEN M. LIVINGSTON

PROPERTY ADDRESS: 4 PLEASANT STREET, NEW OXFORD, PA 17350

By virtue of a Writ of Execution

No. 13-S-1268

US Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-through Certificates, Series 2006-EQ1

v.

Scott A. Livingston Coreen M. Livingston owner(s) of property situate in NEW OXFORD BOROUGH, ADAMS County, Pennsylvania, being 4 Pleasant Street, New Oxford, PA 17350-1616
Parcel No. 34008-0013--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$161,874.28

Attorneys for Plaintiff:

Phelan Hallinan, 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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

James Muller

Sheriff of Adams County

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12/19, 24 & 1/2

SHERIFF SALES

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No. 14-SU-80**NATIONSTAR MORTGAGE LLC**

vs

CATHY M. MILLS, BRIAN LENAHA
PROPERTY ADDRESS: 566 HOOKER DRIVE, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION
NO. 14-SU-80

NATIONSTAR MORTGAGE LLC

vs

CATHY M. MILLS BRIAN LENAHA
All that certain piece or parcel or Tract of land situate Mt. Pleasant Township, Adams County, Pennsylvania, and being known as 566 Hooker Drive, Gettysburg, Pennsylvania 17325.
TAX MAP AND PARCEL NUMBER: 33-005-0093
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$217,826.59
SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF: Brian Lenahan and Cathy Mills
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 14-SU-421**EVERBANK**

vs

DAVID LEE MOSER, ALICE SCHRIVER
PROPERTY ADDRESS: 234 NORTH STRATTON STREET, GETTYSBURG, PA 17325

By Virtue of Writ of Execution

No.: 14-SU-421

EVERBANK

vs

DAVID LEE MOSER, ALICE E. SCHRIVER
All that certain piece or parcel or Tract of land situate Gettysburg Borough, Adams County, Pennsylvania, and being known as 234 North Stratton Street, Gettysburg, Pennsylvania 17325.
TAX MAP AND PARCEL NUMBER: 16007-0048
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$73,747.78
SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF: David Lee Moser and Alice Schriver
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 13-SU-1048**US BANK NATIONAL ASSOCIATION**

vs

DWAYNE F. ORNDORFF

PROPERTY ADDRESS: 21 SKYLARK TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution

No. 13-SU-1048

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I

vs.

DWAYNE F. ORNDORFF

21 Skylark Trail Fairfield, PA 17320

Parcel No: 43-029-0047 (Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$83,225.64

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 12-SU-1581**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs

JOHN BURIAN PARKOLAY, II

PROPERTY ADDRESS: 1476 IRON SPRINGS ROAD, FAIRFIELD, PA 17320

By virtue of Writ of Execution

No.: 12-SU-1581

Federal National Mortgage Association

vs.

John B. Parkolay, II

Property Address: 1476 Iron Springs Road, Fairfield PA 17320

Township or Borough: Hamiltonban

PARCEL NO.: 18B16-0065---000

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$178,897.96

ATTORNEYS FOR PLAINTIFF:

Martha E. Von Rosenstiel, P.C.

No. 14-SU-460**RESIDENTIAL CREDIT SOLUTIONS, INC.**

vs

KENNETH E. REED

PROPERTY ADDRESS: 685 BARLOW GREENMOUNT ROAD, GETTYSBURG, PA 17325

BY VIRTUE OF WRIT OF EXECUTION

NO. 14-SU-460

RESIDENTIAL CREDIT SOLUTIONS INC.

vs

KENNETH E. REED

All that certain piece or parcel or Tract of land situate Cumberland, Adams County, Pennsylvania, and being known as: 685 Barlow Greenmount Road, Gettysburg, Pennsylvania 17325.

TAX MAP AND PARCEL NUMBER:

09F16-0022A

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$174,398.26

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Kenneth E.

Reed

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 14-SU-980**CITIMORTGAGE, INC.**

vs

TRAVIS R. REED, KANDACE J. KREIGLINE

PROPERTY ADDRESS: 3246 OLD HIGHWAY 30 HIGHWAY, ORRTANNA, PA 17353

By virtue of Writ of Execution

No. 14-S-980

CitiMortgage, Inc.

vs.

Travis R. Reed, Kandace J. Kreigline

a/k/a Kandace J. Reed

PROPERTY ADDRESS: 3246 Old

Highway 30 Highway, Orrtanna, PA

17353, Franklin Township

Parcel No.: 12-B09-0135

Improvements thereon: Residential

Dwelling

Judgment amount: \$246,221.99

Attorney for Plaintiff :

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esq., ID No.

315501, 1 E. Stow Road Marlton, NJ

08053, 856-482-1000

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

12/19, 24 & 1/2

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 January 2015, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 14-SU-353**HSBC BANK USA, N.A.**

vs

ANTHONY J. SERIO, ERAINA R. SERIO

PROPERTY ADDRESS: 90 NORTH ORCHARD VIEW DRIVE, HANOVER, PA 17331

BY VIRTUE OF WRIT OF EXECUTION
NO. 14-SU-353

HSBC Bank USA, National Association, as Trustee for Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-FM2

VS

ANTHONY J. SERIO, ERAINA R. SERIO
ALL THAT CERTAIN LOT OF LAND SITUATE IN BERWICK TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 90 North Orchard View Drive, Hanover, PA 17331

PARCEL NUMBER: 04L11-0236-000
IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT: \$707,481.000
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

No. 14-SU-649**FIFTH THIRD MORTGAGE COMPANY**

vs

TIMOTHY E. SHERMEYER, STACEY J. SHERMEYER

PROPERTY ADDRESS: 71 FOXTOWN DRIVE, ABBOTTSTOWN, PA 17301
BY VIRTUE OF WRIT OF EXECUTION
NO.: 14-SU-649

FIFTH THIRD MORTGAGE COMPANY
VS

STACEY J. SHERMEYER, TIMOTHY E. SHERMEYER

All that certain piece or parcel or Tract of land situate Hamilton Township, Adams County, Pennsylvania, and being known as: 71 Foxtown Drive, Abbottstown, Pennsylvania 17301.
TAX MAP AND PARCEL NUMBER: 17L09-0189

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$319,904.52
SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF: Stacey J. Shermeyer and Timothy E. Shermeyer

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 13-SU-1452**WELLS FARGO BANK, N.A.**

vs

PERRY ALLEN SLOAT, PERRY SLOAT, LINDA SLOAT, SHANE L. SLOAT

PROPERTY ADDRESS: 3601 CHAMBERSBURG ROAD, BIGLERVILLE, PA 17307
By virtue of a Writ of Execution
No. 13-SU-1452

Wells Fargo Bank, N.A.
v.

Perry Sloat, in His Capacity as Heir of Verna Sloat a/k/a Verna Y. Sloat, Deceased; Clyde Sloat, in His Capacity as Heir of Verna Sloat a/k/a Verna Y. Sloat, Deceased; Linda Sloat, in Her Capacity as Heir of Chuck L. Sloat, Deceased; Shane L. Sloat, in His Capacity as Heir of Chuck L. Sloat, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Verna Sloat, Deceased

owner(s) of property situate in FRANKLIN TOWNSHIP, ADAMS County, Pennsylvania, being 3601 Chambersburg Road, Biglerville, PA 17307-9563

Parcel No. 12D10-0010----000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$156,907.75
Attorneys for Plaintiff:
Phelan Hallinan, LLP

No. 13-SU-1023**WELLS FARGO BANK, N.A.**

vs

BARBARA A. SMITH, JOHN C. BALEK, ROBERT L. BALEK, ROSEMARY F. KIRCH, JOYCE H. WEAVER

PROPERTY ADDRESS: 1880 STONEY POINT ROAD, EAST BERLIN, PA 17316

By virtue of a Writ of Execution
No. 13-S-1023
Wells Fargo Bank, N.A.

v.

Barbara A. Smith, in Her Capacity as Co-Executor and Devisee of The Estate of Joseph F. Balek; Robert L. Balek, in His Capacity as Co-Executor and Devisee of The Estate of Joseph F. Balek; Rosemary F. Kirch, in Her Capacity as Devisee of The Estate of Joseph F. Balek; Joyce H. Weaver, in Her Capacity as Devisee of The Estate of Joseph F. Balek; John C. Balek, in His Capacity as Devisee of The Estate of Joseph F. Balek

owner(s) of property situate in the READING TOWNSHIP, ADAMS County, Pennsylvania, being 1880 Stoney Point

Road, East Berlin, PA 17316-9722
Parcel No. 36K06-0011---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$227,610.23
Attorneys for Plaintiff:
Phelan Hallinan, LLP

No. 14-SU-956**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST**

vs

ELIZABETH H. SMITH, RICHARD L. SMITH

PROPERTY ADDRESS: 111 NORTH BERLIN AVENUE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No. 14-SU-956

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Opt4, Asset-Backed Certificates, Series 2006-Opt4 v.

Elizabeth H. Smith, Richard L. Smith owner(s) of property situate in the ADAMS County, Pennsylvania, being 111 North Berlin Avenue, New Oxford, PA 17350-1203

Parcel No. 34002-0026-000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$156,124.08
Attorneys for Plaintiff:
Phelan Hallinan, LLP

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James Muller
Sheriff of Adams County

www.adamscounty.us

12/19, 24 & 1/2

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 January 2015, at 10 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. 09-SU-1760**BANK OF NEW YORK MELLON TRUST COMPANY NA**

vs

MOLLY M. SMITH, MELVIN W. SMITH

PROPERTY ADDRESS: 221 EAST YORK STREET, BIGLERVILLE, PA 17307

By virtue of a Writ of Execution No. 09-S-1760

The Bank of New York Mellon Trust CO., N.A. f/k/a The Bank of New York Trust CO., N.A., as Trustee for Multi-Class Mortgage Pass-Through Certificates Chase Flex Trust Series 2007-1

v.

Molly M. Smith, Melvin W. Smith owner(s) of property situate in the BOROUGH OF BIGLERVILLE, ADAMS County, Pennsylvania, being 221 East York Street, Biglerville, PA 17307-9494

Parcel No. 05004-0050---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$349,358.95

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-NO-679**HAMILTON TOWNSHIP**

vs

LISA STOVER

PROPERTY ADDRESS: 4010 CARLISLE PIKE, NEW OXFORD, PA 17350

BY VIRTUE OF WRIT OF EXECUTION

NO.: 2014-NO-679

HAMILTON TOWNSHIP

vs

LISA A MILLER STOVER

PROPERTY ADDRESS: 4010 CARLISLE PIKE, NEW OXFORD, PA 17350

TOWNSHIP OR BOROUGH: HAMILTON TOWNSHIP

PARCEL NO. : 17K 10-0004---000

IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$1,458.05

JAMES SMITH DIETTERICK &

CONNELLY, LLP

P.O. BOX 650 HERSHEY, PA 17033

717-533-3280

No. 13-SU-322**BANK OF AMERICA NA**

vs

DIANE L. STRAUSBAUGH, TONY L. STRAUSBAUGH

PROPERTY ADDRESS: 36 JACKSON DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution

No. 13-S-322

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

v.

Diane L. Strausbaugh, Tony L.

Strausbaugh

owner(s) of property situate in the READING TOWNSHIP, ADAMS County, Pennsylvania, being 36 Jackson Drive, East Berlin, PA 17316-9309

Parcel No. 36102-0100---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$218,860.31

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 12-SU-604**METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.**

vs

RAYMOND FLOYD TRACEY

PROPERTY ADDRESS: 436 ORCHARD LANE, ASPERS, PA 17304

By virtue of a Writ of Execution

No. 12-S-604

Metlife Home Loans, A Division of Metlife Bank, N.A.

v.

Raymond F. Tracey a/k/a Raymond

Floyd Tracey

owner(s) of property situate in the

MENALLEN TOWNSHIP, ADAMS

County, Pennsylvania, being 436

Orchard Lane, Aspers, PA 17304-9723

Parcel No. 29F06-0049---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$170,510.89

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-731**US BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION,**

vs

DANIEL L. WEIDENHAMMER, IV

PROPERTY ADDRESS: 3620 CARLISLE ROAD, GARDNERS, PA 17324

By virtue of Writ of Execution

No.: 14-SU-731

U.S. Bank, National Association, as Trustee to LaSalle Bank National Association, in trust for the holders of Bear Stearns Asset Backed Securities I Trust 2005-HE1, Asset-Backed Certificates Series 2005-HE1

vs.

Daniel L. Weidenhammer, IV

Property Address: 3620 Carlisle Road, Huntingdon Township, Gardners, Adams County, Pennsylvania 17324.

Parcel I.D. No.: 22-G03-0053-000 Improvements thereon of the residential dwelling.

Judgment Amount: \$102,652.82

Attorney for Plaintiff:

Stephen M. Hladik, Esq.,

Hladik, Onorato & Pearlstine, LLP,

298 Wissahickon Avenue

North Wales, PA 19454

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James Muller

Sheriff of Adams County

www.adamscounty.us

12/19, 24 & 1/2

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 MARGARET S. CRONE, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: C. Gary Crone, 23 Pin Oak Drive, Gettysburg, PA 17325

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

ESTATE OF NORMA J. HARROD, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executors: Russell Frank Eberhart, 1336 Hilltown Road, Biglerville, PA 17307; Andrea Peterson, 667 Bristle Canyon Avenue, Las Vegas, NV 89110

ESTATE OF JO ANN SHEA, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Mrs. Janet K. Best, 61 Elmwood Avenue, Hanover, PA 17331

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

ESTATE OF CLYDE D. WEAVER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executrices: Shirley J. Crawford, Box 5, Abbottstown, PA 17301; Juanita M. Spahr, 75 Anthony Road, East Berlin, PA 17316; Barbara A. Laughman, 860 Hanover Street, New Oxford, PA 17350

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

SECOND PUBLICATION

ESTATE OF JEAN M. BUNTY, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Mary Anne Topper, 218 North Third Street, McSherrystown, PA 17344

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

ESTATE OF SARAH J. CRAWMER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Carolyn A. Yingling, 1 Winter Drive, Gettysburg, PA 17325

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

ESTATE OF ELIZABETH F. HERSHEY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: John C. Frederick, Jr., 14 Timber Lane, Hanover, PA 17331

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

ESTATE OF VICTORIA J. HIMES, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executor: Gregory M. Himes, 263 Chestnut Hill Road, Aspers, PA 17304

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

ESTATE OF EDNA C. MILLER, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Administrator: Allen T. Miller, 86 South Street, Hanover, PA 17331

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

ESTATE OF WILLIAM LAWRENCE MUMMERT, a/k/a WILLIAM L. MUMMERT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Lynn S. Bolster, c/o Kurt A. Blake, Esq., Blake & Gross, LLC, 29 East Philadelphia Street, York, PA 17401

Attorney: Kurt A. Blake, Esq., Blake & Gross, LLC, 29 East Philadelphia Street, York, PA 17401

ESTATE OF BETTY L. WEIKERT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Robert W. Weikert, 2 Edgewood Court, Palmyra, VA 22963

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

THIRD PUBLICATION

ESTATE OF CHARLES MILLARD LEROY BASEHOAR a/k/a CHARLES LEROY BASEHOAR a/k/a C M LEROY BASEHOAR a/k/a C LEROY BASEHOAR, DEC'D

Late of Union Township, Adams County, Pennsylvania

Jacqueline L. Basehoar, 676 Christ Church Road, Littlestown, PA 17340

ESTATE OF SHIRLEY A. BERTLING, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Charles Denford, Jr., c/o Amy S. Eyster, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331

Attorney: Amy S. Eyster, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331

ESTATE OF DONALD C. BITTINGER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Craig D. Bittinger, 647 3rd Street, Hanover, PA 17331

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

ESTATE OF HELEN B. DUNDORE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Dennis M. Dundore, 120 Panther Drive, Hanover, PA 17331

ESTATE OF HAROLD L. ECKER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executors: Barbara E. Heikkinen, 14801 McKnew Road, Burtonsville, MD 20866; Susan N. Orndorff, 3556 Eskew Court, Woodbridge, VA 22192

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

THIRD PUBLICATION (CONTINUED)

ESTATE OF JANET L. KEMPER, DEC'D

Late of Huntington Township, Adams
County, Pennsylvania

Executor: Mr. Frank Reeve, 1426
Cranberry Road, York Springs, PA
17373

Attorney: Katrina Luedtke, Esq., Law
Office of Katrina Luedtke LLC, 43
West Middle Street, Gettysburg, PA
17325

ESTATE OF VIOLA M. McKIM, DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executors: Linda M. Murren, 504
North Street, McSherrystown, PA
17344; Rodney J. McKim, 508
Crosswind Drive, Fernandina
Beach, FL 32034

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

ESTATE OF THELMA SHELTON
STEWART, a/k/a THELMA M. SHELTON,
DEC'D

Late of the Borough of Gettysburg,
Adams County, Pennsylvania

William A. Shelton, c/o Barbara Jo
Entwistle, Esq., Entwistle & Roberts,
37 West Middle Street, Gettysburg,
PA 17325

Attorney: Barbara Jo Entwistle, Esq.,
Entwistle & Roberts, 37 West
Middle Street, Gettysburg, PA
17325

ESTATE OF BETTY JANE WEATHERLY,
DEC'D

Late of Liberty Township, Adams
County, Pennsylvania

Co-Executors: Donald E. Weatherly,
Sr., 2744 Fairfield Road, Gettysburg,
PA 17325; Charles D. Weatherly,
2820 Pumping Station Road,
Fairfield, PA 17320; Bruce
Weatherly, 2858 Tract Road,
Fairfield, PA 17320

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