

Adams County Legal Journal

Vol. 59

February 23, 2018

No. 42

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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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CHANGE OF NAME NOTICE

In re: Petition of Keith Allen Becker for change of name to Kristine Anisha Becker.

To all persons interested:

NOTICE IS HEREBY GIVEN that an Order of said Court authorized the filing of said Petition and fixed April 20, 2018 at 10:00 a.m. as the time in Courtroom No. 4 of the Court of Common Pleas of Adams County, Pennsylvania, 117 Baltimore Street, Gettysburg, Pennsylvania, as the place for a Hearing, when and where all persons may show cause, if they have any, why said name should not be changed as prayed for.

Amy L. Owen, Esq.
Abom & Kutulakis, LLP
2 West High Street
Carlisle, PA 17013

2/23

NOTICE OF AMENDMENT TO ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that SENIOR STRATEGIES, INC OF SPRING GROVE, PA, a Pennsylvania corporation with its registered office located at Spring Grove, PA, has filed with the Commonwealth of Pennsylvania, Department of State, on February 5, 2018, Articles of Amendment to its Articles of Incorporation in compliance with the requirements of 15 PA C.S. § 1915 (relating to articles of amendment), and that the nature and character of the amendment is as follows:

The name of the Corporation is changed from SENIOR STRATEGIES, INC. TO KREINER FINANCIAL GROUP, INC.

Kreiner Financial Group, Inc.
586 Rockville Road
Spring Grove, PA 17362

2/23

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on January 17, 2018.

The name of the corporation is REGIMENTAL TACTICAL, INC.

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

Todd A. King
Campbell & White, P.C.
112 Baltimore Street
Gettysburg, PA 17325
Attorneys

2/23

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 March 2018, 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. 17-SU-1004
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS INDENTURE TRUSTEE, FOR THE CSMC 2015-RPL5 TRUST, MORTGAGE-BACKED NOTES, SERIES 2015-RPL5**

vs.

ALFRED H SHUPP
PROPERTY ADDRESS: 38 BRAGG DRIVE, EAST BERLIN, PA 17316 UPI / TAX PARCEL NUMBER: 36114-0018-000

Reading Township, Adams County, PA
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$189,235.57
Attorney for Plaintiff Edward J. Mckee, Esquire Stern & Eisenberg, PC
Phone 215-572-8111

**No. 17-SU-890
LSF9 MASTER PARTICIPATION TRUST**

vs.

STERLING D. SIPLING
PROPERTY ADDRESS: 100 NEW

CHESTER ROAD, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 38111-0017A--000
Township Of Straban
(Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$89,220.83
Attorney for Plaintiff
Kevin J. Cummings, Esquire PA ID# 209660 WELTMAN, WEINBERG & REIS CO., L.P.A.
Pittsburgh, PA 15219
(412) 338-7108 (Kim)

**No. 17-SU-755
CITIMORTGAGE INC vs.**

WESTLEY STOCKSLAGER, AS ADMINISTRATOR OF THE ESTATE OF WAYNE STOCKSLAGER, DECEASED
PROPERTY ADDRESS: 1077 OLD WAYNESBORO ROAD, FAIRFIELD, PA 17320 UPI / TAX PARCEL NUMBER: 18A17-0057-000
IMPROVEMENTS THEREON:
Residential Dwelling.
JUDGMENT AMOUNT: \$166,045.22
ATTORNEYS FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC

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
2/16, 2/23 & 3/2

SHERIFF SALES

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No. 17-SU-880
DITECH FINANCIAL LLC
 vs.
DAMIAN ANGELES-CASTILLO
 PROPERTY ADDRESS: 465 ROCK VALLEY ROAD, ASPERS, PA 17304 UPI / TAX PARCEL NUMBER: 40H06-0103--000
 Tyrone Township, Adams County, IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$173,044.45
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-953
PNC BANK, NATIONAL ASSOCIATION
 vs.
RUSSELL JOSEPH BAUGHMAN
 PROPERTY ADDRESS: 390 SMITH ROAD, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 38G12-0014A-000
 Straban Township, Adams County IMPROVEMENTS THEREON:
 Residential Property
 JUDGMENT AMOUNT: \$48,198.09
 Udren Law Offices, P.C.
 Woodcrest Corporate Center 1
 Cherry Hill, Nj 08003-3620 856-669-5400

No. 17-SU-1010
PNC MORTGAGE, A DIVISON OF PNC BANK NATIONAL ASSOCIATION
 vs.
STANLEY BRENNER
 PROPERTY ADDRESS: 327 NORTH STREET, MCSHERRYSTOWN, PA 17344-1422 UPI / TAX PARCEL NUMBER: 28-005-0068-000
 McSherrystown Borough , ADAMS County, Pennsylvania, (Acreage or street address)
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$120,881.89
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-1055
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
 vs.
ADRIAN C. BUCCHIONI
 PROPERTY ADDRESS: 20 EWELL DRIVE, EAST BERLIN, PA 17316 UPI / TAX PARCEL NUMBER: 36102-0048-000

Reading Township, Adams County, PA (Acreage or street address)
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$203,495.30
 Attorneys for Plaintiff KML Law Group, P.C.

No. 17-SU-789
ASTORIA BANK
 vs.
CHRISTINE A CLOUSER, KNOWN SURVIVING HEIR OF TERRI L. NEIDERER, UNKNOWN SURVIVING HEIRS OF TERRI L. NEIDERER, CARROLL BRADFORD SNEERING; KNOWN SURVIVING HEIR OF TERRI L. NEIDERER, CARROLL BRADFORD SNEERING, IN HIS CAPACITY AS KNOWN SURVIVING HEIR OF TERRI L. NEIDERER
 PROPERTY ADDRESS: 185 BOLLINGER ROAD, LITTLESTOWN, PA 17340 UPI / TAX PARCEL NUMBER: 15J18-0066B--000
 in Germany Township, Adams County, Pennsylvania,
 IMPROVEMENTS THEREON ARE:
 Residential Dwelling
 JUDGMENT AMOUNT: \$126,508.27
 McCabe, Weisberg & Conway, LLC 1 Philadelphia, PA 19109

No. 17-SU-885
VANDERBILT MORTGAGE AND FINANCE, INC.
 vs.
AMANDA N. CUDDY, PHILIP J. SLAUGH
 PROPERTY ADDRESS: 95 COMANCHE TRAIL, HANOVER, PA 17331 UPI / TAX PARCEL NUMBER: 08-012-0050-000 (Acreage or street address)
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$176,893.22
 Attorneys for Plaintiff KML Law Group, P.C.

No. 17-SU-938
DITECH FINANCIAL LLC
 vs.
SUSAN C. HARBIN, EDWIN L. HARBIN
 PROPERTY ADDRESS: 784 HOFFMAN HOME ROAD, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 30H17-0005--000
 Mt Joy Township, Adams County, Pennsylvania,
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$276,728.55
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1318
M&T BANK
 vs.
ROBERT DALE HICKS
 PROPERTY ADDRESS: 36 EAST

HANOVER STREET, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 06005-0088-000
 Borough of Bonneauville, Adams County, Pennsylvania 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. 17-SU-503
WELLS FARGO BANK, N.A.
 vs.
SHAUN R. KAUFFMAN, MICHELLE BUSER
 PROPERTY ADDRESS: 5297 CHAMBERSBURG ROAD, ORRTANNA, PA 17353 UPI / TAX PARCEL NUMBER: 12-B09-014400-0
 Franklin Township
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$94,636.61
 Milstead & Associates, LLC (856) 482-1400
 Attorney for Plaintiff

No. 17-SU-978
FIRST COMMUNITY BANK OF MERCERSBURG
 vs.
BRENDON D. MARTIN
Carroll Valley Borough, Adams County, Pennsylvania
 PROPERTY ADDRESS: 6565 FAIRFIELD ROAD, FAIRFIELD, PA 17320
 UPI / TAX PARCEL NUMBER: 43-035-0179-000
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$146,670.79,
 Attorney for Plaintiff
 Kornfield and Benchoff, LLP

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James W. Muller
 Sheriff of Adams County

www.adamscounty.us
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No. 17-SU-737**PHH MORTGAGE CORPORATION
vs.**

VASILIOS A. KAVALOS, KALIOPE A. KAVALOS, PAGONA KAVALOS
PROPERTY ADDRESS: 90 HEMLOCK DRIVE, HANOVER, PA 17331 UPI / TAX PARCEL NUMBER: 08021-0165--000 (Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$123,848.30
Hanover Borough, Adams County, Pennsylvania,
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-286**WELLS FARGO BANK, NA
vs.**

ELIZABETH ANN LIFE, JEFFREY L. LIFE
PROPERTY ADDRESS: 261 CLINES CHURCH ROAD, ASPERS, PA 17304 UPI / TAX PARCEL NUMBER: 29F05-0010-000
Township of Menallen
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$150,461.51
MANLEY DEAS KOCHALSKI LLC
Columbus, OH 43216
614-220-5611

No. 17-SU-804**BANK OF AMERICA, N.A.
vs.**

SCOTT ALAN MORRISON AS ADMINISTRATOR OF THE ESTATE OF ROBERT W. ANDERSON, DECEASED, ROBERT CHRISTIAN ANDERSON SOLELY IN HIS CAPACITY AS HEIR OF ROBERT W. ANDERSON, DECEASED, THE UNKNOWN HEIRS OF ROBERT W. ANDERSON DECEASED, HEATHER TEN EYCK
PROPERTY ADDRESS: 9 CROSS TRAIL, FAIRFIELD, PA 17320
Carroll Valley Borough
UPI / TAX PARCEL NUMBER: 43-018-0009-000
(Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$141,030.21
Attorneys for Plaintiff KML Law Group, P.C.

No. 16-SU-10**U.S. ROF III LEGAL TITLE TRUST
2015-1, BY U.S. BANK NATIONAL
ASSOCIATION**

vs.

**WILLIAM J. NIEVES, REBEKAH
NIEVES**

PROPERTY ADDRESS: 44 PINE RIDGE ROAD, ASPERS, PA 17304 UPI / TAX PARCEL NUMBER: 29E05-0062A--00
Menallen Township
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$207,672.67
Attorney for Plaintiff Shapiro & DeNardo LLC

No. 12-SU-1845**MID ATLANTIC STORAGE SYSTEMS,
INC.**

vs.

PAINT THE WIND, LLC

PROPERTY ADDRESS: 1207 Flohrs Church Rd., Biglerville, PA 17307 UPI / TAX PARCEL NUMBER: 12D10-0005 - -000
Franklin Township, Adams County PA
IMPROVEMENTS THEREON: partially constructed commercial buildings
JUDGMENT AMOUNT: \$132,986.40
Attorney for the Plaintiff
Kaplin Steward Meloff Reiter & Stein, PC

No. 17-SU-1066**WELLS FARGO BANK, NA
vs.****EDWARD V PREIS**

PROPERTY ADDRESS: 1319 GRANITE STATION ROAD, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 38-H12-0096
Straban Township, Adams County, Pennsylvania,
(Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$98,727.22
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-845**CITIMORTGAGE, INC. S/B/M TO ABN
AMRO MORTGAGE GROUP, INC.**

vs.

**ROBERT D. RHOTEN, JEANNETTE G.
RHOTEN**

PROPERTY ADDRESS: 115 HEMLOCK DRIVE, HANOVER, PA 17331 UPI / TAX PARCEL NUMBER: 08021-0075
Conewago Township, Adams County Pennsylvania
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$95,398.13
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES LLP

No. 17-SU-1179**THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS
SUCCESSOR TRUSTEE FOR
JPMORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF
POPULAR ABS, INC. MORTGAGE
PASS-THROUGH CERTIFICATES
SERIES 2006-D**

vs.

KUMAR SAMBHAV

PROPERTY ADDRESS: 207 HANOVER STREET, NEW OXFORD, PA 17350 UPI / TAX PARCEL NUMBER: 34008-0035-000
Borough of New Oxford, Adams County PA
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$188,723.31
Attorney for Plaintiff Udren Law Offices P.C.

No. 17-SU-682**WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA BANK, NATIONAL
ASSOCIATION**

vs.

**HOWARD WESLEY SENSENEY,
MARGIANA SENSENEY**

PROPERTY ADDRESS: 833 TEETER ROAD, LITTLESTOWN, PA 17340 UPI / TAX PARCEL NUMBER: 15-H18-0101--000
Germany Township, Adams County, Pennsylvania,
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$259,133.92
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

2/16, 2/23 & 3/2

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary 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 WILLIAM H. DAVIS, III, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Kathy Lynn Graham-Davis, a/k/a Kathy Lynn Graham, 50 Heritage Drive, Gettysburg, PA 17325

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

ESTATE OF MARY A. ROLLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Suzanne M. Hoke, c/o Kearney Galloway, LLC, 940 South Queen Street, York, PA 17403

Attorney: Jennifer A. Galloway, Esq., Kearney Galloway, LLC, 940 South Queen Street, York, PA 17403

SECOND PUBLICATION**ESTATE OF COLLEEN R. FLESHMAN a/k/a COLLEEN ROSE FLESHMAN, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Colleen A. Cole, 275 Shippensburg Road, Biglerville, PA 17307

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

ESTATE OF WALLACE FORD, SR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Ms. Cherry L. Shanebrook, 105 Drummer Drive, New Oxford, PA 17350

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

ESTATE OF GENEVIEVE H. HECKER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: John M. Hecker, 316 Lake Meade Drive, East Berlin, PA 17316

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

ESTATE OF LAWRENCE F. KLUNK, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Debra A. Zelanko, 20 Fox Tail Drive, Hanover, PA 17331

ESTATE OF BARRY L. KOONTZ, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: George Russell Koontz, c/o John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

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

ESTATE OF HILDA E. LYBA-SELL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Ms. Terri Ann B. Shaner, 16 Franklin Drive, McSherrystown, PA 17344

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

ESTATE OF PATSY L. MELLOTT, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: John W. Schubert, a/k/a John W. Shubert, 76 Hillside Drive, Chambersburg, PA 17202

Attorney: Mark T. Orndorf, Esq., Family First Estate Services, 1110 Kennebec Drive, Chambersburg, PA 17201

ESTATE OF NADINE E. NEIDERER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Personal Representative: Timothy W. Neiderer, 80 Kohler School Rd., New Oxford, PA 17350; Jeffrey J. Neiderer, 10 Bair Rd., New Oxford, PA 17350

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF BEVERLY J. NEWMAN, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Melissa A. Tschida, 55 Gablers Road, Aspers, PA 17304

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

ESTATE OF LLOYD M. UPHOLD, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Administrator: Lorna M. Uphold, c/o Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331

Attorney: Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF WILLIAM B. CULLISON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Billie Ann Guise, 4 Leyland Court, Gettysburg, PA 17325; Frances M. Fuhrman, 220 Oak Hill Circle, Hanover, PA 17331

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

ESTATE OF RONALD J. DAVIS, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administrator: Eric J. Davis, 64 Sugarboot Lane, Hanover, PA 17331

Attorney: Matthew E. Teeter, Esq., Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF MEREDA A. HELM, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executrices: Paulette Kelley, 149 North College Street, Carlisle, PA 17013; Faye Bowermaster, 142 East Penn Street, Carlisle, PA 17013

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

THIRD PUBLICATION CONTINUED

ESTATE OF THOMAS B. LAMANO, SR., DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Thomas B. Lamano, Jr., P.O. Box 117, Garden City, NY 11530

Attorney: Clayton A. Lingg, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF ALICE R. SHELLEMAN a/k/a ALICE REBECCA SHELLEMAN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Lloyd E. Shelleman, 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

ESTATE OF JANE E. WALLACE a/k/a JANE ELLEN KLEIN, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Administratrix CTA: Julie McCall, 120 Norman Ave., Roebling, NJ 08554

Attorney: Melanie Kaplan, Esq., Rothkoff Law Group, 425 Rte. 70 West, Cherry Hill, NJ 08002

SHERIFF SALES

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**No. 17-SU-594
BANK OF AMERICA, N.A.**

vs.
THOMAS MICHAEL TIPTON, FAITHE ELIZABETH TIPTON, GARRY MARSHALL MORRIS

PROPERTY ADDRESS: 280 OLD WESTMINSTER ROAD, HANOVER, PA 17331

Township of Union, Adams County, Pennsylvania,
UPI / TAX PARCEL NUMBER: 41K18-0035--000

IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$182,128.84
McCabe, Weisberg & Conway, LLC
Philadelphia, PA 19109

**No. 11-SU-317
21ST MORTGAGE CORPORATION**

vs.
TIMOTHY L WILKINSON, CHRISTINE M WILKINSON

PROPERTY ADDRESS: 757 GABLERS ROAD, GARDNERS, PA 17324
Menallen Township, Adams County
UPI / TAX PARCEL NUMBER: 29-F404-0047A-000

(Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$266,208.90
Attorneys for Plaintiff KML Law Group, P.C.

**No. 17-SU-1014
WELLS FARGO BANK, N.A.**

vs.
CRYSTAL L. WOLF, JARED M. WOLF

PROPERTY ADDRESS: 5 AMBER VIEW, EAST BERLIN, PA 17316
Reading Township, Adams County, Pennsylvania, being
UPI / TAX PARCEL NUMBER: 36K08-0212--000

IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$235,550.18
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-848
AMERICAN FINANCIAL RESOURCES, INC.**

vs.

SHAWN A. SUTPHEN
PROPERTY ADDRESS: 10 NORTH JEFFERSON STREET, HANOVER, PA 17331
UPI / TAX PARCEL NUMBER: 08008-0148A-000

Conewago Township, Adams County, Pennsylvania,
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$179,840.66
McCabe, Weisberg & Conway, LLC
Philadelphia, PA 19109

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James W. Muller
Sheriff of Adams County

www.adamscounty.us

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