

Adams County Legal Journal

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No. 17

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, effective July 31, 2018, for the purposes of forming the following corporation pursuant to the provisions of the Associations Code (15 Pa.C.S.A., Section 101, *et seq.*) of the Commonwealth of Pennsylvania and the Business Corporation Law of 1988, as amended: KAMPSTRA ENTERPRISES INC.

The purpose or purposes for which this corporation is incorporated is to provide management services and advice to business operations as well as engage in any other activities allowed by law.

Kampstra Enterprises Inc.
37 South 5th Street
Gettysburg, PA 17325

Dick, Stein, Schemel, Wine & Frey, LLP
J. Edgar Wine, Esq.
119 East Baltimore Street
Greencastle, PA 17225

8/31

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Domestic Non-Profit Corporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on August 17, 2018, for STONEWICKE COMMUNITY OWNERS ASSOCIATION, INC., under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988.

Barley Snyder
Solicitors

8/31

SHERIFF SALES

IN PURSUANCE of writs of execution issued out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 21st day of September 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. 18-SU-235

JPMorgan Chase Bank, N.A.
vs.

Bradley D. Aleshire, Kelci N. Aleshire
Property: 15 Bonniefield Circle,
Gettysburg, PA 17325
Parcel: 06009-0060---000
Property Situate in Bonneville
Borough, Adams County, PA
Improvements Thereon: Residential
Dwelling
Judgment: \$125,128.02
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-NO-156

New Oxford Municipal Authority
vs.

Edward W. Brinkley, Jr., Jennifer Brinkley
Property: 892 Poplar Rd., New Oxford,
PA 17350
Parcel: 35J12-0179---000
Oxford Township, New Oxford, Adams
County, Pennsylvania
Improvements Thereon: Residential
Judgment: \$1,961.60
Attorneys for Plaintiff:
Stock and Leader

No. 18-SU-306

**US Bank National Association As
Trustee For Cmlt Remic Series
2007-A6 - Remic Pass-Through
Certificates Series 2006-A6**
vs.

Douglas E. Cole, Kristi L. Cole
Property: 411 Delone Ave.,
McSherrystown, PA 17344
Parcel: 28006-0066---000
Property Situate in McSherrystown
Borough, Adams County, Pennsylvania
Improvements Thereon: Residential
Dwelling
Judgment: \$314,360.64
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 17-TL-353

Gettysburg Municipal Authority
vs.

María Del Carmen-Gomez, María Gomez
Property: 211 Ewell Ave., Gettysburg,
PA 17325
Parcel: 38001-0018---000
Straban Township, Adams County, PA
17325
Improvements Thereon: Residential
Dwelling
Judgment: \$4,240.86
Attorneys for Plaintiff:
Bernard A. Yannetti, Jr., Esq.
Gettysburg, PA 17325

No. 16-SU-303

World Business Lenders, LLC
vs.

**Eastern Shoe Company, LLC,
Pennsylvania Imports, Katrina J.
McClelland, Attai Husnain Shahzad**
Property: 35 and 51 Cashman Road,
New Oxford, PA 17350
Parcel: 40107-0039B-000
Township of Tyrone
Residential and Commercial Property
Dwelling
Judgment: \$126,285.42
Attorneys for Plaintiff:
Flaherty Fardo, LLC
412-802-6666

No. 18-SU-250

Wells Fargo Bank, NA
vs.

**Jodi L. Fisher a/k/a Jodi L. Boone,
Scott H. Fisher**
Property: 10 McCandless Dr., East
Berlin, PA 17316
Parcel: 23106-0025---000
Property Situate in Latimore Township,
Adams County, Pennsylvania
Improvements Thereon: Residential
Dwelling
Judgment: \$185,305.40
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-940

Bank of America, NA
vs.

**Joanna M. Heintzelman, Charles H.
Heintzelman, Jr.**
Property: 720 North Street,
McSherrystown, PA 17344
UPI/Tax Parcel: 08005-0169-000
Conewago Township, Adams County,
Pennsylvania
Improvements Thereon Consist of
Residential Real Estate
Judgment: \$146,467.30
Attorneys for Plaintiff:
Stern & Eisenberg,
Warrington, PA 18976

No. 16-SU-1318

M&T Bank
vs.

Robert Dale Hicks
Property: 36 East Hanover Street,
Gettysburg, PA 17325
Borough of Bonneville, Adams
County, PA
Parcel: 06005-0088-000
Improvements Thereon: Residential
Dwelling
Judgment: \$271,453.84
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 18-SU-184

**Nationstar Mortgage, LLC d/b/a
Mr. Cooper**
vs.

Bonnie Jaques
Property: 1163 Hanover Rd.,
Gettysburg, PA 17325
Parcel: 38G13-0057---000
Straban Township, PA
Improvements Thereon: Residential
Dwelling
Judgment: \$140,119.20
Attorneys for Plaintiff:
Shapiro and Denardo

No. 18-SU-272

Quicken Loans Inc.
vs.

James Peter Kunder
Property: 1075 Wolf Rd., East Berlin, PA
17316
Parcel: 36K05-0056--00
Reading Township, County of Adams,
Commonwealth of Pennsylvania
Improvements: Residential Dwelling
Judgment: \$209,561.84
Attorneys for Plaintiff:
Richard M. Squire & Associates, LLC
Phone: 215-886-8790

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

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

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

James W. Muller
Sheriff of Adams County
www.adamscounty.us
8/24, 8/31 & 9/7

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 21st day of September 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. 18-SU-320**Ditech Financial, LLC**

vs.

Betty Meadows, Michael W. Meadows

Property: 40 Schottie Road, Littlestown, PA 17340
Parcel: 30G18-0030-000
Improvements Thereon: Residential Dwelling
Judgment: \$122,092.33
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 16-TL-525**Gettysburg Municipal Authority**

vs.

Gerard P. Michaels, Kathleen Suzanne Michaels

Property: 114 West High St., Gettysburg, PA 17325
Parcel: 16010-0245---000
Gettysburg Borough, Adams County, PA 17325
Improvements Thereon: A Residence
Judgment: \$6,453.69
Attorney for Plaintiff:
Bernard A. Yannetti, Jr., Esq.
Gettysburg, PA 17325

No. 18-SU-266**Fulton Bank, N.A.**

vs.

Midway Volunteer Fire Co. No. 1 of Adams County, a/k/a Midway Ambulance Services, Inc.

Property: 140 Linden Avenue, Hanover, PA 17331
Conewago Township, 140 Linden Avenue, PA
Parcel Nos. 08008-0160---000 and 08008-0159---000, which have been combined and are now identified collectively as 08008-0160---000.
Improvements Thereon of a Commercial Building and Parking Lot
200 Linden Avenue, 202 Linden Avenue, PA
Parcel Nos. 08008-0157---000 and 08008-0158---008, which have been combined and are now identified collectively as 08008-0158---000.
Improvements Thereon of a Commercial Building and Parking Lot
203 Linden Avenue, PA
Parcel No. 08008-0111---000

Improvements Thereon of Parking Lot
Judgment: \$304,728.68
Attorneys for Plaintiff:
Amar A. Agrawal, Esquire and Janet Gold, Esq.
856-330-6200
Cherry Hill, NJ 08034

No. 18-SU-123**Wells Fargo Bank, N.A.**

vs.

Amy B. Nissley, Gerald E. Nissley, Jr.

Property: 597 Lake Meade Dr., East Berlin, PA 17316
Parcel: 36108-0030-000
Township of Reading
Improvements Thereon of Residential
Judgment: \$123,660.36
Attorneys for Plaintiff:
Manley Deas Kochalski, LLC
614-220-5611

No. 16-SU-410**Wells Fargo Bank, NA**

vs.

Walter S. Richie, Tracy L. Richie

Property: 1840 Wenksville Rd., Biglerville, PA 17307
Parcel: 29D0S-0013B---000
Menallen Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment: \$172,220.49
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-256**Federal National Mortgage Association ("Fannie Mae")**

vs.

Denis A. Rohrbaugh, Alena K. Rohrbaugh

Property: 63 East York St., Biglerville, PA 17307
Parcel: 05003-0112-000
Biglerville Borough
Improvements Thereon: Residential Dwelling
Judgment: \$114,514.55
Attorney for Plaintiff:
Martha E. Von Rosenstiel, P.C.

No. 18-SU-390**ACNB Bank**

vs.

Juan M. Santoyo, Matilde Santoyo

Property: 316 Heritage Drive, Gettysburg, PA 17325
Parcel: 30-104-0102---000
Mount Joy Township and Straban Township
Improvements Thereon: Residential Dwelling
Judgment: \$141,371.19
Attorney for Plaintiff:
Sharon E. Myers, Esquire
CGA Law Firm
717-848-4900

No. 17-SU-359**First Tennessee Bank National Association**

vs.

Charles M. Stonesifer, Ethel D. Stonesifer

Property: 120 Abbotts Drive, Abbottstown, PA 17301
Parcel: 01005-0058---000
Borough of Abbottstown
Improvements Thereon: A Residential Dwelling
Judgment: \$100,493.48
Attorneys for Plaintiff:
Shapiro and Denardo

No. 18-SU-268**JPMorgan Chase Bank, N.A.**

vs.

Michael Von Bank, II

Property: 108 Harrisburg St., East Berlin, PA 17316
Parcel: 10004-0066---000
Property Situate in East Berlin Borough, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment: \$147,541.73
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 08-SU-886**Wilmingon Savings Fund Society**

vs.

Dorothy E. Walls, Thomas L. Walls, Jr.

Property: 765 Hunterstown Hampton Road, New Oxford, PA 17350
Parcel: 38H10-0027---000
Improvements Thereon: Residential One-Story Dwelling
Judgment: \$283,566.49 plus interest from May 13, 2016, to September 21, 2018, at per diem rate of \$29.38.
Attorneys for Plaintiff:
Hill Wallack 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

8/24, 8/31 & 9/7

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 JIMMIE L. GRIMSLEY, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrator: Lucinda K. Heller, 737 Brysonia Road, Biglerville, PA 17307

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

ESTATE OF JEANNE ELIZABETH MYERS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administrator: Roy F. Myers, 2028 Oxford Road, New Oxford, PA 17350

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

ESTATE OF JOHN W. PHILLIPS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: John S. Phillips, 265 Twin Lakes Dr., Gettysburg, PA 17325

Attorney: Phillips & Phillips, 101 West Middle Street, Gettysburg, PA 17325

ESTATE OF RONNIE C. REIMERT a/k/a RONNIE CHARLES REIMERT, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: Diane K. Reimert, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. BOX 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, PO BOX 606, East Berlin, PA 17316

ESTATE OF ANN M. STERNER, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executor: Sally J. Leas, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. BOX 606, East Berlin, PA 17316

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

ESTATE OF DONALD I. TOPPER, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Robert A. Martin, 231 Hickory Bridge Road, Orrtanna, PA 17353

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

ESTATE OF CHARLES RICHARD WEIKERT, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: Terry D. Weikert, 194 Old Waynesboro Road, Fairfield, PA 17320

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

SECOND PUBLICATION**ESTATE OF MARILYN L. FEDER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Merle Lynne Feder, 173 Primrose Lane, Hanover, PA 17331

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

ESTATE OF CHARLES J. JEZEK, JR., DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Jeffrey C. Jezek, 3723 Mackall Street, Frederick, MD 21704

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

ESTATE OF ANNA L. MONAHAN a/k/a ANNA B. MONAHAN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Robert J. Monahan, Jr., 400 N. Flagler Drive, #1703, West Palm Beach, FL 33401; Thomas M. Monahan, 375 Ridgewood Drive, Gettysburg, PA 17325

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

ESTATE OF LINUS BENJAMIN SMITH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Randolph Smith, 6010 Old Hanover Road, Spring Grove, PA 17362

THIRD PUBLICATION**ESTATE OF PATRICIA RAY EMERSON, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Administratrix: Zoe Fox Emerson, 2621 Kentford Road, Midlothian, VA 23113

Attorney: Robert L. McQuaide, Esq., Barley Snyder, Suite 204, 18 Carlisle St., Gettysburg, PA 17325

ESTATE OF JANET E. GUISE, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executor: Barry R. Guise, 5405 Oxford Road, Gardners, PA 17324

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

ESTATE OF DONALD E. MILLER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executors: Glenn A. Kern and Douglas W. Kern, c/o Scott L. Kelley, Esq., Stonesifer and Kelley, a division of Barley Snyder, 14 Center Square, Hanover, PA 17331

Attorney: Scott L. Kelley, Esq., Stonesifer and Kelley, a division of Barley Snyder, 14 Center Square, Hanover, PA 17331

ESTATE OF ANDREW R. MITCHELL, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Andrew Douglas Mitchell, c/o Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle St., Gettysburg, PA 17325

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

ESTATE OF ELLIS N. YENTZER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executor: Mark D. Yentzer, 40 Bushey School Road, York Springs, PA 17372

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

