

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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 20th day of March 2020, 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. 2019-SU-548
PNC Bank, National Association
vs.
Rebecca J. Stoner, Keith L. Sharrah
Property Address: 481 Arendtsville Road, Biglerville, PA 17307
UPI/Tax Parcel Number: 07E08-0025-000
Owner(s) of property situate in Butler Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$36,987.28
Attorneys for Plaintiff:
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

No. 2017-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
UPI/Tax Parcel Number: 41K18-0035--000
Owner(s) of property situate in Union Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgement Amount: \$182,128.84
Attorneys for Plaintiff:
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 2018-SU-504
M&T Bank
vs.
Amanda L. Unger and Brian Lee Unger
Property Address: 2940 Hanover Pike, Hanover, PA 17331
UPI/Tax Parcel Number: 08-L15-0015A-000
Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$63,156.92
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 2018-SU-1314
Belco Community Credit Union
vs.
VC Hospitality LLC, Varish Construction, Inc., Thomas E. Varish
Property Address: 1650 York Road, Gettysburg, PA 17325
UPI/Tax Parcel Number: 38-G12-0052
Owner(s) of property situate in Straban Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgement Amount: \$1,686,304.60 (plus interest and fees accrued from 10/31/2019)
Attorneys for Plaintiff:
Martson Law Office
Seth T. Mosebey, Esq.

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
2/21, 2/28 & 3/6

SHERIFF SALES

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No. 2019-SU-451
Nationstar Mortgage LLC d/b/a Mr. Cooper
 vs.
Lucille M. Athey
 Property Address: 206 Ridge Road, Gettysburg, PA 17325
 UPI/Tax Parcel Number: 09 F15-0061A-000
 Owner(s) of property situate in Cumberland Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$139,157.30
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

No. 2019-SU-1010
Wells Fargo Bank, N.A.
 vs.
Jason A. Forsythe, Lori A. Forsythe
 Property Address: 1 Howard Drive, East Berlin, PA 17316
 UPI/Tax Parcel Number: 23101-0013A--000
 Owner(s) of property situate in Latimore Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$203,517.31
 Attorneys for Plaintiff:
 Phelan Hallinan Diamond & Jones, LLP

No. 2019-SU-939
Bank of America, N.A. As Successor By Merger to Bac Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP
 vs.
Debra A. Frantz
 Property Address: 41 Birch Drive, Hanover, PA 17331
 UPI/Tax Parcel Number: 08021-0222---000
 Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$222,943.41
 Attorneys for Plaintiff:
 Phelan Hallinan Diamond & Jones, LLP

No. 2019-SU-158
Deutsche Bank National Trust Company, As Trustee for HSI Asset Securitization Corporation Trust 2005-Opt1, Mortgage-Pass-Through Certificates, Series 2005-Opt1
 vs.
Amanda D. Freire, In Her Capacity As Heir Of Luis Freire a/k/a Luis G. Freire-Erazo a/k/a Luis Freire Erazo, Deceased, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Luis Freire a/k/a Luis G. Freire-Erazo a/k/a Luis Freire Erazo, Deceased
 Property Address: 696 Gablers Road a/k/a 695 Gablers Road, a/k/a 695 Gabler Road, Gardners, PA 17324
 UPI/Tax Parcel Number: 29F04-0049---000
 Owner(s) of property situate in Menallen Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Property
 Judgement Amount: \$169,905.46
 Attorneys for Plaintiff:
 RAS Citron, LLC
 Robert Crawley, Esq.
 Attorney ID No. 319712
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 Phone: 855-225-6906

No. 2014-SU-863
Wilmington Trust Company, As Trustee for Merrill Lynch Mortgage Invest
 vs.
Shawn D. Green and Glen D. Green
 Property Address: 50 Five Forks Lane, Fairfield, PA 17320
 UPI/Tax Parcel Number: 18A17-0003A--000
 Owner(s) of property situate in Hamiltonban Township, Adams County, Pennsylvania
 Improvements thereon: Residential Dwelling
 Judgment Amount: \$191,021.54
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

No. 2019-SU-894
Quicken Loans Inc.
 vs.
Linda Louise Hall, Robert Scott Hall, Jr.
 Property Address: 424 Heritage Drive, Gettysburg, PA 17325
 UPI/Tax Parcel Number: 38101-0002-000
 Owner(s) of property situate in Straban Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$210,523.62
 Attorneys for Plaintiff:
 KML Law Group, P.C.

No. 2019-SU-643
U.S. Bank National Association
 vs.
Carol L. Herl
 Property Address: 51 Snow Bird Trail, Fairfield, PA 17320
 UPI/Tax Parcel Number: 43-007-0079
 Owner(s) of property situate in the Borough of Carroll Valley, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$234,891.50
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

No. 2019-SU-272
Pingora Loan Servicing, LLC
 vs.
Kevin L. Hoffheins
 Property Address: 675 Abbottstown Pike, Abbottstown, PA 17301
 UPI/Tax Parcel Number: 04L11-0020-000
 Owner(s) of property situate in Berwick Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$156,220.49
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

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No. 2014-SU-115
Wells Fargo Bank, National Association
 vs.
Roger K. Hollenbaugh, III, Kelly L. Hollenbaugh
 Property Address: 4581 Baltimore Pike, Littlestown, PA 17340
 UPI/Tax Parcel Number: 15116-0044---000
 Owner(s) of property situate in the Township of Germany, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$174,001.36
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

No. 2019-SU-1097
Pennymac Loan Services, LLC
 vs.
Kenneth Richard Kauffman, Debbie L. Kauffman
 Property Address: 344 S. Washington Street, Gettysburg, PA 17325
 UPI/Tax Parcel Number: 010-0346A---000
 Owner(s) of property situate in the Gettysburg Borough, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$145,251.03
 Attorneys for Plaintiff:
 Phelan Hallinan Diamond & Jones, LLP

No. 2019-SU-714
Lakeview Loan Servicing, LLC
 vs.
John Kidd, Emily Kidd
 Property Address: 521 Lakeview Circle, Littlestown, PA 17340
 UPI/Tax Parcel Number: 27012-0028---000
 Owner(s) of property situate in the Borough of Littlestown, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgement Amount: \$135,401.80
 Attorneys for Plaintiff:
 McCabe, Weisberg & Conway, LLC
 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

No. 2019-SU-940
Wilmington Savings Fund Society, FSB, d/b/a Christina Trust, Not Individually But As Trustee For Carlsbad Funding Mortgage Trust
 vs.
Terry Wayne Miller, Nancy Starner Miller
 Property Address: 872 Peach Glenn Idaville Road, Gardners, PA 17324
 UPI/Tax Parcel Number: 40F03-0011C-000
 Owner(s) of property situate in Tyrone Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$172,431.58
 Attorneys for Plaintiff:
 Stephen M. Hladik, Esq.
 Hladik, Onorato & Federman, LLP
 298 Wissahickon Avenue
 North Wales, PA 19454

No. 2019-SU-1179
Wells Fargo Bank, N.A.
 vs.
Travis D. Naugle
 Property Address: 71 Peanut Drive, Hanover, PA 17331
 UPI/Tax Parcel Number: 08021-0013---000
 Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$166,879.41
 Attorneys for Plaintiff:
 Phelan Hallinan Diamond & Jones, LLP

No. 2019-SU-824
PHH Mortgage Corporation f/k/a PHH Mortgage Services
 vs.
Jean E. Roman, Adrian Roman
 Property Address: 1195A Old Waynesboro Road, Fairfield, PA 17320
 UPI/Tax Parcel Number: 18A17-0054C--000
 Owner(s) of property situate in Hamiltonban Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$107,543.97
 Attorneys for Plaintiff:
 Phelan Hallinan Diamond & Jones, LLP

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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 LISA ANN CRAMER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administratrix: Mary Cramer, 77 Conewago Drive, Hanover, PA 17331

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

ESTATE OF ETHEL L. CROWL a/k/a ETHEL LEOLA CROWL, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Thomas A. Crowl, 158 Lincoln Road, Westminster, MD 21157

Attorney: Damian L. Halstad, Esq., Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157

ESTATE OF JOHN W. FEHRINGER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: John R. Fehring, 1285 Hunterstown Hampton Road, New Oxford, PA 17350

ESTATE OF CATHARINE L. KERSHNER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Co-Executors: Sharon K. Ford, 490 Russell Tavern Road, Gettysburg, PA 17325; Allen R. Kershner, 2700 Mummasburg Road, Gettysburg, PA 17325

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

ESTATE OF FREDERICK ANTHONY MILLER, a/k/a FREDERICK A. MILLER, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Personal Representative: Patricia A. Dillon, 804 Buchanan Valley Road, Orrtanna, PA 17353

Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF PHILIP LOUIS MURREN, a/k/a PHILIP L. MURREN, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Administrator: Michael J. Murren, 414 Delone Avenue, McSherrystown, PA 17344

Attorney: Jacob H. Kiessling, Esq., Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110

ESTATE OF TIMOTHY A. SMITH, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Amanda J. Smith, 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

SECOND PUBLICATION**ESTATE OF LORETTA M. NACE, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Personal Representative: Connie J. Grove, 40 Brewster Street, Hanover, PA 17331

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

ESTATE OF BARBARA A. NEWLIN a/k/a BARBARA ANN NEWLIN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Laurie J. Hamilton, 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

THIRD PUBLICATION

No Estate Notices



What are your clients' favorite things?

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