

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 were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on July 23, 2021.

The name of the corporation is CHOHAN MINI MART FAIRFIELD, INC.

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

Todd A. King, Esq.
Salzmann Hughes, P.C.
112 Baltimore Street
Gettysburg, PA 17325
Attorney for Corporation

8/27

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on August 2nd, 2021, 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 minor GERARDO SALMERON to GERARDO ROSALES ARREDONDO.

The court has affixed November 12, 2021 at 10:00 am in courtroom #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 Petition should not be granted.

8/27

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Adams County, Pennsylvania, at Docket No. 2021-SU-728, seeking to change the name of Raymond Daniel Wroten, II to Wladyslaw Daniel Wisniewski. A hearing will be held on the Petition on November 12, 2021, at 10:30 a.m. in Courtroom #4, Third Floor, Adams County Courthouse, 111-117 Baltimore Street, Gettysburg, PA 17325. Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Ruth Crabbs Gunnell, Esq.
Attorney for Petitioner
Crabbs & Crabbs
202 Broadway
Hanover, PA 17331

8/27

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 online auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910. On September 17th, 2021 at 10:00 a.m.

No. 21-SU-103
Jack W. Stevens
 vs.

Allen K. Beachy, Kathleen E. Beachy
 Property Address: 534 Hunterstown Road, Gettysburg, PA 17325
 UPI/Tax Parcel Number:
 38G12-0008--000
 Owner(s) of property situate in Straban Township, Adams County, Pennsylvania
 Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$56,142.31 plus interest from February 5, 2021 to date of sale at per diem rate of \$9.75
 Attorneys for Plaintiff:
 Puhl & Thrasher
 220 Baltimore Street
 Gettysburg, PA 17325

No. 19-NO-1494
New Oxford Municipal Authority
 vs.

Betty M. Brant
 Property Address: 121 Kohler Mill Road, New Oxford, PA 17350
 UPI/Tax Parcel Number:
 34007-0049---000
 Owner(s) of property situate in the Borough of New Oxford, Adams County, Pennsylvania
 Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$1,359.77
 Attorneys for Plaintiff:
 Stock and Leader

No. 18-SU-788
The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2006-11
 vs.

Daniel Dickensheets, Shelly Dickensheets
 Property Address: 40 Sandy Court, Hanover, PA 17331
 UPI/Tax Parcel Number:
 08-012-0094
 Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania
 Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$299,471.36
 Attorneys for Plaintiff:
 KML Law Group, P.C.

No. 17-SU-1185
David R. Lease
 vs.

Hamilton Township Zoning Hearing Board, and Intervenor, Hamilton Township Board of Supervisors, David Lease
*****Judgement against David R. Lease*****
 Property Address: 1145 The Spangler Road, New Oxford, PA 17350
 UPI/Tax Parcel Number:
 17K10-000--000
*****Judgement against David R. Lease*****
 Owner(s) of property situate in Hamilton Township, Adams County, Pennsylvania
 Improvements thereon:
 Residential Dwelling
 Judgment amount: \$12,365.45
*****against plaintiff**
 Attorneys for Defendant:
 Waiters & Galloway, PLLC
 54 E. Main Street
 Mechanicsburg, PA 17055

No. 17-SU-566
Bank of America, N.A.
 vs.

John A. Harbaugh, Jr., Amy L. Harbaugh
 Property Address: 25 Mountain Lane, Fairfield, PA 17320
 UPI/Tax Parcel Number:
 18 B 14-0033--000
 Owner(s) of property situate in Hamiltonban Township, Adams County, Pennsylvania
 Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$97,510.30
 Attorneys for Plaintiff:
 KML Law Group, P.C.

No. 21-SU-91
Nationstar Mortgage LLC d/b/a Mr. Cooper
 vs.

Christopher R. Heimbuch as Executor of The Estate of Donald Heimbuch, Deceased
 Property Address: 25 East Lakeview Drive, Littlestown, PA 17340
 UPI/Tax Parcel Number:
 27012-0036-000
 Owner(s) of property situate in the Borough of Littlestown, Adams County, Pennsylvania
 Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$156,017.91
 Attorneys for Plaintiff:
 KML Law Group, P.C.

No. 21-SU-47
Pennsylvania Housing Finance Agency
 vs.

Alex M. Lenhart
 Property Address: 2228 Mount Hope Road, Fairfield, PA 17320
 UPI/Tax Parcel Number:
 18B14-0086---000
 Owner(s) of property situate in Hamiltonban Township, Adams County, Pennsylvania
 Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$202,229.27
 Attorneys for Plaintiff:
 Leon P. Haller
 PA I.D. #15700

No. 19-SU-749
Oceanside Mortgage Company
 vs.

Louis Sachs, Angela Sachs
 Property Address: 22 Curtis Drive, East Berlin, PA 17316
 UPI/Tax Parcel Number:
 36102-0114---000
 Owner(s) of property situate in Reading Township, Adams County, Pennsylvania
 Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$152,982.33
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

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

8/20, 8/27, & 9/3

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 online auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910. On September 17th, 2021 at 10:00 a.m.

No. 21-SU-164

Midfirst Bank

vs.

Corey Wade Sartí

Property Address: 161 Foxtown Drive, Abbottstown, PA 17301

UPI/Tax Parcel Number:

17L09-0179---000

Owner(s) of property situate in Hamilton Township, Adams County, Pennsylvania Improvements thereon:

Residential Dwelling

Judgment amount \$277,191.52

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 21-SU-215

Newrez LLC d/b/a Shellpoint

Mortgage Servicing

vs.

James R. Showe, III

Property Address: 19 Galaxy Drive,

Hanover, PA 17331

UPI/Tax Parcel Number:

08023-0100-00

Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania

Improvements thereon:

Residential Property

Judgment Amount: \$177,371.61

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid,

Crane & Partners, PLLC

No. 20-SU-866

Nationstar Mortgage LLC d/b/a

Champion Mortgage Company

vs.

The Unknown Heirs of Teresa Tucker

a/k/a Teresa M. Tucker, Deceased

Property Address: 60 Sydnor Trail,

Fairfield, PA 17320

UPI/Tax Parcel Number:

25AA0-0189---000

Owner(s) of property situate in Liberty Township, Adams County, Pennsylvania Improvements thereon:

Residential Dwelling

Judgment Amount: \$331,232.25

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

8/20, 8/27, & 9/3

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 CAROLINE E. DRECHSLER a/k/a CAROLINE E. DRECHSLER, DEC'D

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

Executrix: Dorothy R. Drechsler, 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 DAVID B. FITZGERALD, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Administrator: Jameson Fitzgerald, 1591 Baer Avenue, Hanover, PA 17331

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

ESTATE OF ROBERT E. GUISE, DEC'D

Late of Huntingdon Township, Adams County, Pennsylvania

Executor: Barbara A. Eksterowicz, 465 Upper Bermudian Road, Gardners, PA 17324

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

ESTATE OF RONALD NORMAN LEDUC, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Carolyn J. Leduc, 222 Cottage Drive, New Oxford, PA 17350

Attorney: Thomas R. Nell, Esq., 130 W. King Street, P.O. Box 1019, East Berlin, PA 17316

ESTATE OF FRANCES M. McLEMORE a/k/a FRANCES MARLENE McLEMORE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Douglas H. Gent, c/o Amy S. Loper, Esq., The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403

Attorney: Amy S. Loper, Esq., The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403

ESTATE OF HURMAN SCOTT, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Personal Representative: Dan L. Scott a/k/a Daniel L. Scott, 228 Second Street, Hanover, PA 17331

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

SECOND PUBLICATION

ESTATE OF RAYMOND O. BOSSERMAN, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Administratrix: Tina M. Kuykendall, c/o John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

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

ESTATE OF DANIEL EDWARD BOUGOURD, SR., DEC'D

Late of Germany Township, Adams County, Pennsylvania

Administratrix: Carol Anderson, c/o Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

ESTATE OF ROBERT M. BREIGHNER, JR., DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Administratrix: Carol Anderson, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

ESTATE OF DIANA W. SPAMER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Ernest K. Spamer, 314 Lumber Street, Littlestown, PA 17340

Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

THIRD PUBLICATION

ESTATE OF JEFFRY C. BUCHER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Ginger L. Bucher, 275 Iroquois Trail, York Haven, PA 17370; Tom Bucher, 1900 Baldwin Court, Mechanicsburg, PA 17055

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOANNE H. EBERHART a/k/a JOANNE HELEN EBERHART, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Co-Executrices: Kathy Louise Johnson, 365 Rupp Road, Gettysburg, PA 17325, Paul Howard Dudash, 37 North 4th Street, Rear #9, Gettysburg, PA 17325

Attorney: Harold A. Eastman, Jr., Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF EDNA V. MISNER, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Executrix: Andrea S. Rexroth, 460 Bullfrog Road, Gettysburg, PA 17325

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

ESTATE OF JANICE EVA MORGRET a/k/a JANICE E. MORGRET a/k/a JANICE E. MYERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Gregory J. Myers, 110 Miller Road, York Haven, PA 17370; Carol A. Buckley, 640 White Church Road, York Springs, PA 17372

ESTATE OF CAROL A. NEAL, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: James E. Daron, c/o John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

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

THIRD PUBLICATION CONTINUED

ESTATE OF MILLICENT G. PATCHEN
a/k/a MILLICENT GRACE PATCHEN,
DEC'D

Late of Union Township, Adams
County, Pennsylvania

Executor: David L. Faught, 4760
Astrozon Boulevard, Colorado
Springs, CO 80916

Attorney: Amy E.W. Ehrhart, Esq., 118
Carlisle Street, Suite 202, Hanover,
PA 17331

ESTATE OF DARRYL SANDERS a/k/a
DARRYL RAY SANDERS, DEC'D

Late of the Borough of Littlestown,
Adams County, Pennsylvania

Executrix: Belinda Sanders, c/o
Barbara Entwistle, Esq., Entwistle &
Roberts, PC, 37 West Middle Street,
Gettysburg, PA 17325

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

ESTATE OF BARBARA B. SMALL,
DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Executor: Robert J. Small, 4577
Manor Drive, Mechanicsburg, PA
17055

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



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