

# 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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IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION-LAW  
NO. 19-SU-913

DONALD W. WERT, Petitioner

v.

CARLOS A. FERNANDEZ, Respondent

To: Carlos A. Fernandez and any other parties and interest

A hearing for involuntary transfer of ownership of a motor vehicle is to be held on October 3, 2019 at 11:00 a.m. in Courtroom No. 4, third floor, Adams County Courthouse, 111 Baltimore Street, Gettysburg, PA 17325. The information with regard to the vehicle that is the subject of this matter is a 2005 Mercedes Benz, Model C-320 series sedan, VIN no. WDBRF84JX5F690138, title no. 73502918001FE.

John A. Wolfe, Esq.  
Attorneys for Petitioner  
47 West High Street  
Gettysburg, PA 17325  
(717) 337-3754

8/30, 9/6 & 9/13

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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 September 2019, 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. 19-SU-210**  
**WELLS FARGO BANK, N.A., S/B/M TO**  
**WELLS FARGO HOME MORTGAGE,**  
**INC., F/K/A**

**vs.**  
**DEBORAH J. HENRY**  
 Address: 132 Second Street,  
 a/k/a 132 North Second Street,  
 a/k/a 132 North 2nd Street,  
 McSherrystown, PA 17344  
 Parcel: 28-001-0024  
 McSherrystown Borough,  
 Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$59,557.22  
 Attorneys for Plaintiff:  
 Phelan Hallinan Diamond & Jones, LLP

**No. 19-SU-256**  
**PINGORA LOAN SERVICING, LLC**

**vs.**  
**TERESA D. HULVEY, GARY HULVEY**  
 Address: 23 Smokehouse Court,  
 Littlestown, PA 17340  
 Parcel: 27007-0153---000  
 Littlestown Borough, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$200,156.53  
 Attorneys for Plaintiff:  
 Phelan Hallinan Diamond & Jones, LLP

**No. 19-SU-146**  
**ONEMAIN FINANCIAL SERVICES, INC.**

**vs.**  
**EDITH CATHERINE KLINE**  
 Address: 928 Centennial Road,  
 New Oxford, PA 17350  
 Parcel: 32112-0022-000  
 Mt. Pleasant Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$64,817.94  
 Attorneys for Plaintiff:  
 Milstead & Associates, LLC  
 Roger Fay, Esq.,  
 ID No. 315987  
 1 E. Stow Road, Marlton, NJ 08053  
 (856) 482-1400

**No. 19-SU-335**  
**MB FINANCIAL BANK, N.A.**

**vs.**  
**CASANDRA M. LAUGHMAN**  
 Address: 18 Franklin Court,  
 McSherrystown, PA 17344  
 Parcel: 08101-0017 000  
 Conewago Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$117,790.43  
 Attorneys for Plaintiff:  
 McCabe, Weisberg & Conway, LLC  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 2019-SU-209**  
**LAKEVIEW LOAN SERVICING, LLC**

**vs.**  
**GARY E. LEHMAN**  
 Address: 31 Blue Bird Trail,  
 Fairfield, PA 17320  
 Parcel: 43035-0131---000  
 Carroll Valley Borough, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$207,257.24  
 Attorneys for Plaintiff:  
 KML Law Group, P.C.

**No. 19-SU-466**  
**NATIONSTAR MORTGAGE, LLC, D/B/A**  
**MR. COOPER**

**vs.**  
**KENNETH ANDREW MAJCZUK,**  
**JOYCE MAJCZUK, OCCUPANTS**  
 Address: 131 Groft Drive,  
 New Oxford, PA 17350  
 Parcel: 35J12-0117---000  
 Oxford Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$210,367.66  
 Attorneys for Plaintiff:  
 Katherine M. Wolf, Esq.

**No. 13-SU-1048**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**

**vs.**  
**DWAYNE F. ORNDORFF**  
 Address: 21 Skylark Trail,  
 Fairfield, PA 17320  
 Parcel: 43-029-0047-000  
 Carroll Valley Borough, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$83,225.64  
 Attorneys for Plaintiff:  
 Tucker Arensberg, P.C.

**No. 2019-SU-149**  
**DITECH FINANCIAL, LLC**

**vs.**  
**PAULETTE A. OTTO, ROBERT WAYNE**  
**OTTO**  
 Address: 2220 Chambersburg Road,  
 Gettysburg, PA 17325  
 Parcel: D11-103E  
 Franklin Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$399,870.69  
 Attorneys for Plaintiff:  
 KML Law Group, P.C.

**No. 19-SU-438**  
**PENNYMAC LOAN SERVICES, LLC**

**vs.**  
**DARYL BRADLEY POLAND**  
 Address: 2415 Emmitsburg Road,  
 Gettysburg, PA 17325  
 Parcel: 09E16-0011---000  
 Cumberland Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$120,308.57  
 Attorneys for Plaintiff:  
 KML Law Group, P.C.

**No. 17-SU-1066**  
**WELLS FARGO BANK, NA**

**vs.**  
**EDWARD V. PREIS**  
 Address: 1319 Granite Station Road,  
 Gettysburg, PA 17325  
 Parcel: 38H12-0096---000  
 Straban Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$98,727.22  
 Attorneys for Plaintiff:  
 Phelan Hallinan Diamond & Jones, LLP

**No. 19-SU-414**  
**REO TRUST 2017-RP1**

**vs.**  
**LEO STEVEN PROTTSMAN**  
 Address: 359 Longstreet,  
 Gettysburg, PA 17325  
 Parcel: 38104-0013---000  
 Straban Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$122,911.89  
 Attorneys for Plaintiff:  
 Richard M. Squire & Associates, LLC  
 115 West Avenue, Suite 104  
 Jenkintown, PA 19046  
 (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  
 8/16, 8/23 & 8/30

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 September 2019, 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-317**  
**M&T BANK**  
 vs.  
**JOHN ARAHOVAS, JAMES KOLLAS, ESQ.,**  
 Address: 939 Heritage Drive, Gettysburg, PA 17325  
 Parcel: 30109-0037---000  
 Mount Joy Township, Adams County, Pennsylvania  
 Improvements: Residential Dwelling  
 Judgment: \$139,461.92  
 Attorneys for Plaintiff: KML Law Group, P.C.

**No. 18-SU-1296**  
**WELLS FARGO BANK, N.A.**  
 vs.  
**JEREMY A. BOWLING**  
 Address: 243 York Street, Gettysburg, PA 17325  
 Parcel: 16008-0060---000  
 Improvements: Residential Dwelling  
 Judgment: \$90,708.52  
 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

**No. 2019-SU-461**  
**Wells Fargo Bank, N.A.**  
 vs.  
**M. Elizabeth Burdette**  
 Address: 308 East York Street, Biglerville, PA 17307  
 Parcel: 05004-0005---000  
 Biglerville Borough, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$92,653.68  
 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

**No. 18-SU-1303**  
**OCWEN LOAN SERVICING, LLC**  
 vs.  
**KATHLEEN L. EISENHART, SETH ADAM EISENHART**  
 Address: 381 Kohler Mill Road, New Oxford, PA 17350  
 Parcel: 10004-0076-000  
 Oxford Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$222,564.83  
 Attorneys for Plaintiff: Stern & Eisenberg, P.C.

**No. 18-SU-169**  
**BRANCH BANKING AND TRUST COMPANY, SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK**  
 vs.  
**KRISTIE FLOWERS, KNOWN SURVIVING HEIR OF KATHIE J. RAHE, UNKNOWN SURVIVING HEIRS OF KATHIE J. RAHE, KATHIE J. RAHE**  
 Address: 530 Conewago Drive, East Berlin, PA 17316  
 Parcel: 36L08-0056---000  
 Reading Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$25,563.82  
 Attorneys for Plaintiff: McCabe, Weisberg & Conway, LLC  
 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 2019-SU-360**  
**ACNB BANK**  
 vs.  
**TAMMY L. GAINES, GREGORY EDWARD LEWIS**  
 Address: 315 Main Street, York Springs, PA 17372  
 Parcel: 42-002-0020---000  
 York Springs Borough, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$71,992.62  
 Attorneys for Plaintiff: Sharon E. Myers, Esq., CGA Law Firm  
 135 North George Street York, PA 17401  
 717-848-4900

**No. 17-SU-633**  
**FREEDOM MORTGAGE CORPORATION**  
 vs.  
**MICHAEL A. HAHN**  
 Address: 1240 New Chester Road, New Oxford, PA 17350  
 Parcel: 38110-001SD---000  
 Straban Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$438,834.59  
 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

**No. 19-SU-77**  
**ACNB BANK**  
 vs.  
**DANIEL R. HELMAN, JAN C. HELMAN, NADIA ABDEL BAKI**  
 Address: 14 McClellan Drive, East Berlin, PA 17316  
 Parcel: 36-105-0069---000  
 Reading Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$161,605.78  
 Attorneys for Plaintiff: Sharon E. Myers, Esq., CGA Law Firm  
 135 North George Street York, PA 17401  
 717-848-4900

**No. 19-SU-333**  
**DITECH FINANCIAL, LLC**  
 vs.  
**HAITHAM SAMIR RABIE, CHRISTINE RABIE**  
 Address: 220 Race Track Road, Hanover, PA 17331  
 Parcel: 04K11-0094B-000  
 Berwick Township, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$170,895.00  
 Attorneys for Plaintiff: RAS Citron, LLC  
 133 Gaither Drive, Suite F Mount Laurel, NJ 08054  
 855-225-6906

**No. 18-SU-1212**  
**NATIONSTAR HECM ACQUISITION TRUST 2018-2, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE**  
 vs.  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TREVA R. TUCKEY**  
 Address: 765 Wenksville Road Biglerville, PA 17307  
 Parcel: 29-C06-0005B  
 Township of Menallen, Adams County  
 Improvements: Residential Dwelling  
 Judgment: \$220,109.41  
 Attorneys for Plaintiff: Plaintiff RAS Citron, LLC  
 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

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James W. Muller  
 Sheriff of Adams County  
 www.adamscounty.us  
 8/16, 8/23 & 8/30

**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 DORIS R. FREDERICK, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Julie R. Stonesifer, 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 GEORGE C. KING a/k/a GEORGE CHALMERS KING, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Randy K. King, 23 Colonial Drive, Hanover, PA 17331

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

**SECOND PUBLICATION**

ESTATE OF FANNIE B. DeGROFT, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executors: Gerald L. DeGroft, 190 Woods Road, Abbottstown, PA 17301; Karen A. (DeGroft) Sheaffer, 39 Kuhn Fording Road, East Berlin, PA 17316

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

ESTATE OF GENE TRUMPOWER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Beth Daniel, c/o Heather Roberts, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

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

ESTATE OF HELEN P. WEAVER a/k/a HELEN PATRICIA WEAVER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Barbara A. Klinedinst, 1270 N. Browns Dam Drive, New Oxford, PA 17350

Attorney: Ann C. Shultis, Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

**THIRD PUBLICATION**

ESTATE OF JOSEPHINE A. BANKERT, DEC'D

Late of the Borough of Abbottstown, Adams County, Pennsylvania

Executrix: Susan B. Meckley, 249 Locust Lane, Abbottstown, PA 17301

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



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717-337-0060 / [rserpe@adamscountycf.org](mailto:rserpe@adamscountycf.org)



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