

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on July 21, 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 Petitioner, Archie Graff, to G. Archie Graff.

The Court has affixed October 8 at 10:30 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.

8/20



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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 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:
Walters & 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
614-220-0511

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 Sarti

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.

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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 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. BREIGNER, 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

SECOND 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

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

THIRD PUBLICATION

ESTATE OF DOROTHY BALLINGER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Ann H. Bavry, 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 THOMAS G. DARYMAN a/k/a THOMAS GEORGE DARYMAN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Jay Edward Daryman, c/o Rachel Dodson Hamme, Esq., The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

Attorney: Rachel Dodson Hamme, Esq., The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

THIRD PUBLICATION CONTINUED**ESTATE OF HELEN R. DAVIS, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Shirley J. Almeida, 16 Sherman Drive, East Berlin, PA 17316

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

ESTATE OF PEARL T. GEISLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrices: Patricia I. Stambaugh, 7244 Woodland Drive, Spring Grove, PA 17362; Theresa A. Geisler, 538 Baer Avenue, Hanover, PA 17331

Attorney: David C. Smith, Esq., 754 Edgegrove Road, Hanover, PA 17331

ESTATE OF JOHN W. MICKLEY, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Co-Executors: Paul M. Mickley, 246 Charlotte Court, Greencastle, PA 17225; Stacy L. Mickley, 246 Charlotte Court, Greencastle, PA 17225

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

ESTATE OF WILLIAM EPPLEY MILLER, a/k/a WILLIAM EPLEY MILLER a/k/a WILLIAM E. MILLER, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executrix: Betty Ann Holt, 111 Main Street, McSherrystown, PA 17344

Attorney: David C. Smith, Esq., 754 Edgegrove Road, Hanover, PA 17331

ESTATE OF MARGARET A. PARIS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executors: Charles A. Strayer III, 1090 Hoffman Road, Gettysburg, PA 17325; Judy Louise Fox, 937 Heritage Drive, Gettysburg, PA 17325

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

ESTATE OF DOROTHY V. RAMSEY, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Bonnie L. Snider, 70 Crouse Park, Littlestown, PA 17340

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

ESTATE OF GERTRUDE C. SCHOLL, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Mary L. Hoffman, 123 Beck Mill Road, Hanover, PA 17331; Clayton A. Lingg, Esq., 230 York Street, Hanover, PA 17331

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

ESTATE OF STEVEN KENNETH WALDE, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Administratrix: Guadalupe R. Walde, c/o Bernard M. Tully, Esq., Suite 2301, The Pittsburgher, 428 Forbes Avenue, Pittsburgh, PA 15219

Attorney: Bernard M. Tully, Esq., Suite 2301, The Pittsburgher, 428 Forbes Avenue, Pittsburgh, PA 15219

ESTATE OF MARILYN R. WALLACE, DEC'D

Late of the Borough of Abbottstown, Adams County, Pennsylvania

Co-Executors: Mark H. Wallace and Darlene M. Laughman, 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



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