

Adams County Legal Journal

Vol. 61

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No. 15

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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 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

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

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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-RPL1

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 (90) 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.

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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.

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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. 19-SU-456
WELLS FARGO BANK, N.A.
vs.
KERRY LYNN SNYDER
Address: 6684 Old Harrisburg Rd,
York Springs, PA 17372
Parcel: 22I05-0016C--000
Huntington Township, Adams County
Improvements: Residential Dwelling
Judgment: \$225,504.17
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

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

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

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 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

SECOND PUBLICATION

ESTATE OF FRANCES L. DUTTERA, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Steven A. Duttera, 831 W. Middle Street, Hanover, PA 17331; David Duttera, 326 W. Myrtle Street, Littlestown, PA 17340

ESTATE OF JIMMIE C. ELSWICK a/k/a JIMMIE CHANDLER ELSWICK, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Jean E. Marks, c/o Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover PA 17331

Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover PA 17331

ESTATE OF EILEEN L. FILSINGER, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Personal Representative: Paul N. Myers, Jr., 136 Tract Road, Fairfield, PA 17320

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

ESTATE OF JOHN PATRICK MUMMERT, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Administratrix: Heather Turner, 137 N. Narberth Avenue, Narberth, PA 19072

Attorney: Heather Turner, Esq., 137 N. Narberth Avenue, Narberth, PA 19072

THIRD PUBLICATION

ESTATE OF FRANCES B. HELTZEL, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325

Attorney: Puhl, Eastman and Thraser, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JUNE A. KEEFER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Donna A. Motter, 37817 Long Lane, Lovettsville, VA 20180

Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 40 York Street, Hanover, PA 17331

ESTATE OF PAUL S. MAXWELL, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Anne M. Maxwell, 3583 Fairfield Road, Gettysburg, PA, 17325

ESTATE OF ANDREW MILLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Barbara A. Lehigh and James A. Miller, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., c/o CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316

ESTATE OF MARY PAULINE O'DONNELL, a/k/a MARY P. O'DONNELL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Loretta Jean Coffman, 195 Bragg Street, Hanover, PA 17331; June Marie Hockensmith, 301 Primrose Lane, Hanover, PA 17331

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF MILDRED M. SAUBLE, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Gary R. Sauble and Glen A. Sauble, 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 JAMES D. SHARPE, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executrix: Jan Marie Macneal, 105 Maplewood Drive, Dover, PA 17315

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

NONPROFIT ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on July 31, 2019, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is AMBLEBROOK GETTYSBURG HOA, INC.

The purpose for which it will be organized is: To be a unit owners' master association which provides for the management, maintenance and care of the residential project located in Straban Township, Adams County, Pennsylvania, known as Amblebrook, A Planned Community.

McNees Wallace & Nurick LLC
100 Pine Street
Harrisburg, PA 17101

8/16

NONPROFIT ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on July 31, 2019, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is AMBLEBROOK GETTYSBURG MASTER ASSOCIATION, INC.

The purpose for which it will be organized is: To be a unit owners' master association which provides for the management, maintenance and care of the residential project located in Straban Township, Adams County, Pennsylvania, known as Amblebrook Gettysburg Master Community.

McNees Wallace & Nurick LLC
100 Pine Street
Harrisburg, PA 17101

8/16

NAME CHANGE NOTICE

NOTICE IS HEREBY GIVEN that on this 19th day of July, 2019 the petition of Jeremy Kuhar was filed in the Court of Common Pleas of Adams County, Pennsylvania for a decree to change his name from Jeremy Kuhar to Jeremy John Kuhar.

The court has scheduled a hearing on this matter on October 3rd, 2019 at 10:00 am in Court Room No. 4, Third Floor, Adams County Courthouse, Gettysburg, Pennsylvania when and where all persons may appear at that time and show cause, should they have any, why the petition should not be granted.

8/16

Are your clients ready to give back?

ADAMS COUNTY
COMMUNITY FOUNDATION

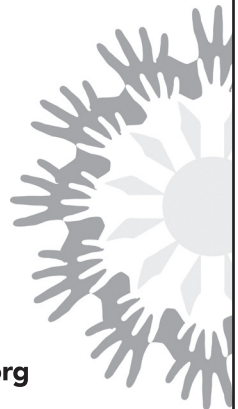
For Good. For Adams County. For Ever.

When your clients want to talk about what matters to them, are you ready?

Put the **Adams County Community Foundation** on your team.

- Free, no-obligation consultations
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Contact us at 717-337-0060 or info@adamscountycf.org with questions or to discuss a specific scenario.



Good for your client. Good for Adams County. Good for you.