

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 15th day of May 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. 18-SU-1041

Pennymac Loan Services, LLC
vs..

Denis D. Bailey
Property Address: 19 East Imperial Drive, Aspers, PA 17304
Owner(s) of Property situate in Menallen Township
Parcel Number: 29-F0S-0162-000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$236,467.07
Attorneys for Plaintiff:
Powers Kirn, LLC

No. 19-SU-1308

American Financial Resources, INC.
vs.

John Jesse Cash, Sr. and Jennifer Ann Cash
Property Address: 143 Stoners Circle, Littlestown, PA 17340
Owner(s) of property situate in Littlestown Borough
Parcel Number: 27004-0264-000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$219,227.67
Attorneys for Plaintiff:
Stern & Eisenberg PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 19-SU-646

Lakeview Loan Servicing, LLC
vs.

Albert Collins, Any/All Known and Unknown Heirs, Personal Representatives, and Devises of Albert Collins, Deceased
Property Address: 46 Cannon Lane, Gettysburg, PA 17325
Owner(s) of Property Situate in Gettysburg Borough
Parcel Number: 32011-0059---000

Improvement Thereon: Residential Dwelling

Judgement Amount: \$143,835.40
Attorneys for Plaintiff:
Stern & Eisenberg PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 19-SU-1300

Lakeview Loan Servicing, LLC
vs.

Kenneth Wayne Cregger and Jacqueline Michelle Cregger
Property Address: 19 Tree Top Trail, Fairfield, PA 17320
Owner(s) of property situate in Carroll Valley
Parcel Number: 430020050-000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$281,456.11
Attorneys for Plaintiff:
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 19-SU-1416

Roundpoint Mortgage Servicing Corporation
vs.

Nicholas Dowd
Property Address: 897 Orchard Lane, Aspers, PA 17304
Owner(s) of property situate in Menallen Township
Parcel Number: 29F06-0060-000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$128,659.66
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 19-SU-146

One Main Financial Services, INC.
vs.

Edith Catherine Kline
Property Address: 928 Centennial Road, New Oxford, PA 17350
Owner(s) of property situate in Mt. Pleasant Township
Parcel Number: 32L12-0022-000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$64,817.94
Attorneys for Plaintiff:
Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053

No. 19-SU-1301

U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee For the RMAC Trust Series 2016-CTT-

vs.

Lindsey Knight a/k/a Lyndsey Kennedy
Property Address: 1680 Hanover Pike, Littlestown, PA 17340
Owner(s) of Property situate in Union Township
Parcel Number: 01-41-K16-0034-00-000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$156,246.99
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 19-SU-993

Selene Finance LP
vs.

Jody L. Milam
Property Address: 417 Third Street, Hanover, PA 17331
Owner(s) of property situate in Conewago Township
Parcel Number: 08008-0191---000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$120,160.64
Attorneys for Plaintiff:
Law Office of Shapiro & Denardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

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
4/17, 4/24 & 5/1

SHERIFF SALES

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No. 19-SU-1030
Lyнк Investments, LLC
vs.

Richard Bryan Myford and Dana Myford
Property Address: 112 Baltimore Road, York Springs, PA 17372
Owner(s) of property situate in Latimore Township
Parcel Number: 23J03-00015A-000
Improvements Thereon: Vacant lot with garage
Judgement Amount: \$48,931.80 (plus interest and costs)
Attorneys for Plaintiff:
Max L. Lieberman & Associates, P.C.
591 Skippack Pike, Suite 400
Blue Bell, PA 19422

No. 20-SU-66-A
Belco Community Credit Union
vs.

Reed 1860 LLC, Thomas E. Varish
Property Address: 1860 Baltimore Pike, Gettysburg, PA 17325
Owner(s) Of property situate in Mount Joy Township
Parcel Number: 30-G14-0074
Improvements Thereon: Residential Dwelling
Judgement Amount: \$370,216.27 (plus interest and fees accrued from 1/15/2020)
Attorneys for Plaintiff:
Martson Law Office

No. 19-SU-1347
Amerihome Mortgage Company, LLC
vs.

Kayla Elizabeth Shipley and Jacob Adam Martin
Property Address: 165M Church Road a/k/a 165 M Church Road, Orrtanna, PA 17353
Owner(s) of property situate in Franklin Township
Parcel Number: 12B09-0084---000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$138,690.19
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-914
Kenneth E. Stake
vs.

Charles E. Southard, III and Tasha N. Southard
Property Address: 6491G Chambersburg Road, Fayetteville, PA 17222
Owner(s) of property situate in Franklin Township
Parcel Number: formerly a portion of Tax Map and Parcel No. 12A09-0021---000, Tax Map and Parcel No. 12A09-0027---000 and Tax and Parcel No. 12A09-0028-000
Improvements Thereon: One-story residence with attached carport, electrical baseboard heating and outdoor wood burning stove for additional heating, detached two-car garage, spring fed water supply, private septic system
Judgement Amount: \$173,538.97
Attorneys for Plaintiff:
Kenneth E. Stake: Joseph A. Macaluso, Attorney at Law
P.O. Box 83, Orrstown, PA 17244

No. 20-SU-66-B
Belco Community Credit Union
vs.

Thomas E. Varish, Reed 1860 LLC
Property Address: 1864 Baltimore Pike, Gettysburg, PA 17325
Owner(s) of property situate in Mount Joy Township
Parcel Number: 30-G14-0075
Improvements Thereon: Residential Dwelling
Judgement Amount: \$ 370,216.27
Attorneys for Plaintiff:
Martson Law Office

No. 19-NO-419
New Oxford Municipal Authority
vs.

Gwen J. Vinciguerra
Property Address: 7 East Locust Lane, New Oxford, PA 17350
Owner(s) of property situate in Oxford Township
Parcel Number: 35009-0024-000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$902.20
Attorneys for Plaintiff:
Stock and Leader

No. 17-SU-1067
Caliber Home Loans, INC.
vs.

Danielle C. Ryan
Property Address: 320 Braggtown Road, York Springs, PA 17372
Owner(s) of property situate in Latimore Township
Parcel Number: 23J03-0034---000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$150,105.05
Attorneys for Plaintiff:
Manley Deas Kochalski LLC
P.O. Box 165028
Columbia, OH 43216-5028

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No. 19-SU-1010**Wells Fargo Bank, N.A.**

vs.

Jason A. Forsythe and Lori A. Forsythe

Property Address: 1 Howard Drive, East Berlin, PA 17316

Owner(s) of property situate in Latimore Township

Parcel Number: 23101-0013A---000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$203,517.31

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-939**Bank of America, N.A. As Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Servicing, LP**

vs.

Debra A. Frantz

Property Address: 41 Birch Drive, Hanover, PA 17331

Owner(s) of property situate in Conewago Township

Parcel Number: 08021-0222---000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$222,943.41

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-272**Pingora Loan Servicing, LLC**

vs.

Kevin L. Hoffheins

Property Address: 675 Abbottstown Pike, Abbottstown, PA 17301

Owner(s) of property situate in Berwick Township

Parcel Number: 04L11-0020-000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$156,220.49

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-115**Wells Fargo Bank, National Association**

vs.

Roger K. Hollenbaugh, III and Kelly L. Hollenbaugh

Property Address: 4581 Baltimore Pike, Littlestown, PA 17340

Owner(s) of property situate in Germany Township

Parcel Number: 15-116-0044-000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$174,001.36

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

No. 19-SU-1097**Pennymac Loan Services, LLC**

vs.

Kenneth Richard Kauffman and Debbie L. Kauffman

Property Address: 344 S Washington Street, Gettysburg, PA 17325

Owner(s) of property situate in the Gettysburg Borough

Parcel Number: 10-346A

Improvements Thereon: Residential Dwelling

Judgement Amount: \$145,251.03

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-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 and Nancy Starner Miller

Property Address: 872 Peach Glenn Idaville Road, Gardners, PA 17324

Owner(s) of property situate in Tyrone Township

Parcel Number: 40F03-0011C-000

Improvements Thereon: Single Family Residential Dwelling

Judgement Amount: \$172,431.58

Attorneys for Plaintiff:

Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

No. 19-SU-905**Wells Fargo Bank, N.A.**

vs.

Elizabeth Roden, As Believed Heir and/or Administrator of the Estate of James Gilbert Roden, a/k/a James Roden, Unknown Heirs and/or Administrator to the Estate of James Gilbert Roden, a/k/a James Roden

Property Address: 56 Kinneman Road, Abbottstown, PA 17301

Owner(s) of property situate in Abbottstown Borough

Improvements Thereon: Residential Dwelling

Judgement Amount: \$136,975.20

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

No. 19-SU-1238**Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not individually but as trustee for Hilldale Trust**

vs.

Stephanie A. Talpas and Steve M. Talpas

Property Address: 1226 Pine Run Road, Abbottstown, PA 17301

Owner(s) of property situate in Hamilton Township

Parcel Number: 17-K09-0018E-000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$194,184.27

Attorneys for Plaintiff:

KML Law Group, P.C.

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Sheriff of Adams County

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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 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 WILLIAM H. GEBHART,
DEC'D

Late of Mount Pleasant Township,
Adams County, Pennsylvania

Executrix: Jo Ann Smith, 545 Lingg
Road, New Oxford, PA 17350

Attorney: Alex E. Snyder, Esq., Barley
Snyder LLP, 14 Center Square,
Hanover, PA 17331

SECOND PUBLICATION

ESTATE OF WILLIAM S. LENER, a/k/a
WILLIAM LENER, SR., DEC'D

Late of Tyrone Township, Adams
County, Pennsylvania

Michelle S. Eckenrode, 625 Funt
Road, Aspers, PA 17304

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

THIRD PUBLICATION

ESTATE OF JUDITH ELLEN McCANS,
DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Executor: Thomas P. Ford, 330
Shadeland Avenue, Drexel Hill, PA
19026



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