

Adams County Legal Journal

Vol. 61

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No. 16

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CIVIL ACTION
COURT OF COMMON PLEAS
ADAMS COUNTY, PA

CIVIL ACTION-LAW
NO. 2019-SU-158

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2005OPT1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1, Plaintiff

vs.

AMANDA D. FREIRE, IN HER CAPACITY AS HEIR OF LUIS FREIRE a/k/a LUIS G. FREIRE-ERAZO a/k/a LUIS FREIRE ERAZO, DECEASED; et al, Defendants

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FORM OR UNDER LUIS FREIRE a/k/a LUIS G. FREIRE-ERAZO A/K/A LUIS FREIRE ERAZO, DECEASED Defendant(s), 696 GABLERS ROAD a/k/a 695 GABLERS ROAD a/k/a 695 GABLER ROAD, GARDNERS, PA 17324

COMPLAINT IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2005OPT1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ADAMS County, PA docketed to No. 2019-SU-158, seeking to foreclose the mortgage secured on your property located, 696 GABLERS ROAD a/k/a 695 GABLERS ROAD a/k/a 695 GABLER ROAD, GARDNERS, PA 17324.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with

the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325
717-337-9846

Ras Citron, LLC
Jenine Davey, Esq., ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

8/23

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on July 28th, 2019, a petition for a name change was filed in the Court of Common Pleas of York County, Pennsylvania, requesting a decree to change the name of the Petitioner, Savannah Victoria Harber to Victor Henry Harber. The Court has affixed October 3rd, 2019, at 11:00 am in courtroom #7003, 7th floor of the York County Judicial Center 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.

8/23

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
NO. 2019-SU-797

IN RE: J.L.B. Petition for Change of Name of Minor

NOTICE IS HEREBY GIVEN that on July 5, 2019, Justin Victor-Miller Bard filed a Petition for Change of Name of Minor In Re: J.L.B. in the above-named Court, praying for a Decree to change J.L.B.'s name to J.L.P.B.

The Court has fixed October 3, 2019, at 11:30 a.m., in Courtroom No. 4, Third Floor, Adams County Courthouse, 117 Baltimore Street, Gettysburg, PA, 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 prayer of said Petitioner should not be granted.

CGA Law Firm
Leanne M. Miller, Esq.

8/23

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit were filed on August 12, 2019 with the Department of State of the Commonwealth of Pennsylvania, for the purposes of obtaining a Certificate of Incorporation of a proposed non-profit business corporation to be organized under the provisions of the Pennsylvania Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the non-profit corporation is GETTYSBURG MUSIC ASSOCIATION, with its principal office or place of business at 29 W. Broadway, Gettysburg, PA 17325. The names and addresses of all persons/entities owning or interested in said business are: Julie Keyser, 29 W. Broadway, Gettysburg, PA 17325.

8/23

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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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 FANNIE B. DeGROFT, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executors: Gerald L. DeGroot, 190 Woods Road, Abbottstown, PA 17301; Karen A. (DeGroot) 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

SECOND 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

THIRD 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

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name, MASON DIXON PHOTOGRAPHY, 169A North Stratton Street, Gettysburg, PA 17325 has been filed in the Department of State at Harrisburg, PA, with a filing date of August 16, 2019, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the sole party to the registration is Robert E. Belgrad, 169A North Stratton Street, Gettysburg, PA, 17325.

8/23

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name SIMPLY NATURAL LAWN & LANDSCAPING, 416 Main Street, York Springs, PA 17372 has been filed in the Department of State at Harrisburg, PA, File Date 06/28/2019 pursuant to the Fictitious Names Act, Act 1982-295. The names and address of the people who are a party to the registration are Ashley J. Beck and Matthew L. Garza, 416 Main Street, York Springs, PA 17372.

8/23



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