

Adams County Legal Journal

Vol. 62

June 19, 2020

No. 7

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

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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 17th day of July 2020, at 10 o'clock at the Human Services Building in the multi-conference room, 525 Boyds School Road, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 19-SU-1524

Freedom Mortgage Corporation

vs.

William H. Harrison and Linda A. Harrison

Property Address: 25 Peanut Drive, Hanover, PA 17331

Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania

Parcel Number: 08021-0017---000
Improvements Thereon: Residential Dwelling

Judgement Amount: \$142,642.40

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-878

Wells Fargo Bank, N.A.

vs.

Todd A. Little and Stephanie K. Little a/k/a Stephani K Little a/k/a Stephanie K. Kindig

Property Address: 17 Pleasant View Drive, Hanover, PA 17331

Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania

Parcel Number: 08L15-0036---000
Improvements Thereon: Residential Dwelling

Judgement Amount: \$142,623.55

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-320

Ditech Financial LLC

vs.

Betty Meadows and Michael W. Meadows

Property Address: 40 Schottie Road, Littlestown, PA 17340

Owner(s) of property situate in Mount Joy Township, Adams County, Pennsylvania

Parcel Number: 30G18-0030-000
Improvements Thereon: Residential Dwelling

Judgement Amount: \$122,092.33

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 19-SU-1426

Midfirst Bank

vs.

William B. Pritchard and Maria Z. Pritchard

Property Address: 116 Colorado Avenue, Littlestown, PA 17340

Owner(s) of property situate in the Borough of Littlestown, Adams County, Pennsylvania

Parcel Number: 27007-0196-000
Improvements Thereon: Residential Dwelling

Judgement Amount: \$187,878.28

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

No. 20-SU-83

PHH Mortgage Corporation

vs.

Philip L. Sponseller a/k/a Philip Sponseller, in his Capacity as

Executor and Devisee of The Estate of

Wanda F. Sponseller a/k/a Wanda Sponseller and Gary B. Sponseller

a/k/a Gary Sponseller, in his Capacity as

Devisee of the Estate of Wanda F. Sponseller a/k/a Wanda Sponseller

Property Address: 993 Five Points Road, New Oxford, PA 17340

Owner(s) of property situate in Tyrone Township, Adams County, Pennsylvania

Parcel Number: 40107-0039---000
Improvements Thereon: Residential Dwelling

Judgement Amount: \$138,516.78

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-832

Caliber Home Loans, INC.

vs.

Donna Kay Underwood Rutherford, as believed Heir and/or Administrator to the Estate of Frankie L. Rutherford;

Frankie Lee Rutherford, Jr., as believed Heir and/or Administrator to the Estate of Frankie L. Rutherford;

Cara Seigman, as believed Heir and/or Administrator to the Estate of Frankie L. Rutherford;

Unknown Heirs and/or Administrators of the Estate of Frankie L. Rutherford, as believed Heir and/or Administrator to the Estate of Frankie L. Rutherford;

Chris Rutherford, as believed Heir and/or Administrator to the Estate of Frankie L. Rutherford;

Property Address: 120 South Lincoln Drive, Hanover, PA 17331

Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania

Parcel Number: 08009-0145-000
Improvements Thereon: Residential Dwelling

Judgement Amount: \$145,301.14

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

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

6/19, 6/26 & 7/3

SHERIFF SALES

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James W. Muller
Sheriff of Adams County

www.adamscounty.us
6/19, 6/26 & 7/3

No. 19-SU-1263

Nationstar Mortgage LLC d/b/a
Champion Mortgage Company
vs.

Unknown Heirs, Successors, Assigns
and all Persons, Firms or Associations
Claiming Right, Title or Interest from
or Under Mary Lee Kuhn a/k/a Mary
Kuhn, Deceased.

Property Address: 685 Hanover Street,
New Oxford, PA 17350
Owner(s) of property situate in Oxford
Township, Adams County, Pennsylvania
Parcel Number: 35K12-0032D--00
Improvements Thereon: Residential
Dwelling
Judgement Amount: \$203,019.92
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-1372

U.S. Bank Trust National Association,
Not in Its Individual Capacity, But
Solely as Trustee of Citigroup
Mortgage Loan Trust 2018-C
vs.

Gregory M. Wheeler and Jo A.
Wheeler

Property Address: 36 Highland Drive,
Hanover, PA 17331
Owner(s) of property situate in Union
Township, Adams County, Pennsylvania
Parcel Number: 41K17-0141---000
Improvements Thereon: Residential
Dwelling
Judgement Amount: \$199,437.26
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

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.



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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 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 GLORIA JEAN CLAPPER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Deborah M. Woodson, 2365 Table Rock Road, Biglerville, PA 17307

Attorney: John A. Wolfe, Esq., Wolfe, Rice & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF CAROLE JEAN DUTTERER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Scott A. Dutterer, 376 East King Street, Littlestown, PA 17340

Attorney: Robert E. Campbell, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF RICHARD A. FLICKINGER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Administrators: Karen L. Keller, 1231 Belmont Road, Gettysburg, PA 17325; Wayne R. Flickinger, 1270 Hilltown Road, Biglerville, PA 17307

Attorney: Jennifer Denchak Wetzal, Esq., Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110-0950

ESTATE OF ESTHER CLAIR E. HEWITT a/k/a CLAIR EDWARD HEWITT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Catherine M. McCormick, 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 ANNA M. KEPNER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Personal Representative: Jean E. Kepner, 105 Montclair Road, Gettysburg, PA 17325

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

ESTATE OF SONDA C. NEWBY a/k/a SONDA LOU CRAVEN NEWBY, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Cynthia Fox, 566 Knorr Road, Gettysburg, PA 17325

ESTATE OF PAULINE M. ORENDORFF, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Roxann M. Hall, c/o Scott L. Kelley, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

Attorney: Scott L. Kelley, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF JOYCE A. ROHRBAUGH, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Administratrix: Nancy R. Vanderau, 860 Middle Creek Road, Fairfield, PA 17320

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

ESTATE OF EVELYN J. SHILDT a/k/a EVELYN JANE SHILDT, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Janet Wagaman, P.O. Box 131, 105 Orchard View Drive, Bendersville, PA, 17306

Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

ESTATE OF CONNIE R. WANSEL, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Co-Executors: Damon V. Wansel, 2193 Everett Court, Waldorf, MD 20601; Alisha R. Sanders, 1060 Old Route 30, Cashtown, PA 17310; Deon T. Wansel, 2708 Pemsley Drive, Vienna, VA 22181

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MELVIN EDWARD WERDEBAUGH, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Co-Administrators: Shirley A. Werdebaugh, 2445 Baltimore Pike, Gettysburg, PA 17325; Larry E. Werdebaugh, 3215 Chambersburg Road, Biglerville, PA 17307

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

SECOND PUBLICATION

ESTATE OF ELAINE G. ANDERSON, DEC'D

Late of Union Township, Adams County, Pennsylvania

Administrator: Steve Anderson, 555 Mehring Road, Littlestown, PA 17340

Attorney: John A. Wolfe, Esq., Wolfe, Rice & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF THELMA D. BOLLINGER a/k/a THELMA DRAKE BOLLINGER, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executrix: Mona L. King, c/o Clifton R. Guise, Esq., Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

Attorney: Clifton R. Guise, Esq., Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

ESTATE OF JEAN LORETTA BRENNER a/k/a JEAN S. BRENNER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Clarence F. McCloskey, 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 PATTI L. HUFFMAN, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

William David Huffman, 555 Bowers Road, Littlestown, PA 17340

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

SECOND PUBLICATION CONTINUED

ESTATE OF ANNIE L. KERNS a/k/a ANNIE LAURIE KERNS, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executrices: Judy L. Hesse, Donna R. Kerns, and Brenda A. Miller, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

ESTATE OF WILLIAM H. MARKLE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: James R. Markle, 930 Church Road, York, PA 17404

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

ESTATE OF PAUL J. WOERNER, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Co-Executors: Robert P. Woerner, 16 Bugle Call Path, Gettysburg, PA 17325; Eric C. Woerner, 1301 Blackhorse Tavern Road, Gettysburg, PA 17325

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

THIRD PUBLICATION

ESTATE OF LAVERNE F. GOSS, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Ivan L. Goss, Jr., 45 Oxford Drive, New Oxford, PA 17350

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF PAUL G. HALLER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Steven G. Haller, 624 Cranberry Road, Aspers, PA 17304

Attorney: Robert L. McQuaide, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF AMBROSE D. MARTIN, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executor: Jeffrey A. Martin, 3 N. Pine Street, Gettysburg, PA 17325

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF SHERMAN LEE MILLER, a/k/a L. LEE MILLER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Linda Miller Brunick, 412 E. Plantation Road, Virginia Beach, VA 23454

ESTATE OF ROSYANNY SANCHEZ RESTITUYO, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrators: Harrison D. Reese, 275 Hospital Road, Gettysburg, PA 17325; Yatna Paola Sanchez Restituyo, 245 S. Washington Street, Gettysburg, PA 17325

Attorney: Steven H. Seel, Esq., 535 Smithfield Street, Suite 800, Pittsburgh, PA 15222

ESTATE OF HENRY J. WAGNER, DEC'D

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executrix: Robin Wagner-Birkner, 66 E. Broadway, Gettysburg, PA 17325

ESTATE OF WILDA R. WARNER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Marshall S. Tuckey, 100 Artillery Drive, Gettysburg, PA 17325

ESTATE OF GLADYS B. WICKLINE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Eric V. Wickline, 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 KENNETH W. WILKINSON, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executrix: Sharon Warren, 645 Musser Road, Shippensburg, PA 17257

Attorney: John A. Wolfe, Esq., Wolfe, Rice & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF ROBERT K. WOLF, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Co-Administrators: Esther Jane Little, 1480 Potato Road, Aspers, PA 17304; Pamela S. Thomas, 66 East York Street, Biglerville, PA 17307; Patricia R. Edwards, 473 Madison Road, Culpeper, VA 22701

Attorney: Robert E. Campbell, Esq., Salzman Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325