

Adams County Legal Journal

Vol. 61

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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.

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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 19th day of July 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-6

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

Steven Rucker, solely in his capacity as heir of Jean F. Mauss, deceased
Address: 524 Prince Street, Littlestown, PA 17340

Parcel: 27004-0008-0000
Littlestown Borough, Adams County, Pennsylvania

Improvements: Residential Dwelling
Judgment: \$149,879.23
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 19-SU-76

Pennymac Loan Services, LLC
vs.

Stacey L. Sheads
Address: 72 Country Drive, Gettysburg, PA 17325

Parcel: 32-004-0105-000

Mt. Pleasant Township
Improvements: Residential Dwelling
Judgment: \$234,690.76

Attorneys for Plaintiff:
Powers Kirm LLC

No. 18-SU-1140

Bank of America, N.A.
vs.

Eva Bonn Smith, individually and in her capacity as heir of Walter R. Comer, Jr., deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Walter R. Comer, Jr., Deceased

Address: 1341 Harney Road, Littlestown, PA 17340

Parcel: 15H18-0026---000

Germany Township, Pennsylvania
Improvements: Residential Dwelling
Judgment: \$218,546.71

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-1187

Carrington Mortgage Services, LLC
vs.

Thomas Taylor, Administrator of the Estate of Dawn Ellis, deceased
Address: 1101 Frederick Pike, Littlestown, PA 17340

Parcel: 15117-0113-000

Germany Township, Adams County, Pennsylvania

Improvements: Residential Dwelling
Judgment: \$201,892.21

Attorneys for Plaintiff:
Samantha Gable, Esq.

No. 18-SU-1319

Nationstar Mortgage LLC d/b/a Mr. Cooper
vs.

Thu Thuy Tran
Address: 93 North Orchard View Drive, Hanover, PA 17331

Parcel: 04L11-0225---000

Berwick Township, Pennsylvania
Improvements: Residential Dwelling
Judgment: \$370,695.44

Attorneys for Plaintiff:
KML Law Group, P.C.

No. 11-SU-317

21St. Mortgage Corporation
vs.

Timothy L. Wilkinson, Christine M. Wilkinson

Address: 757 Gablers Road, Gardners, PA 17324

Parcel: 29-F404-0047A-000

Menallen Township, Adams County, Pennsylvania

Improvements: Residential Dwelling
Judgment: \$266,208.90

Attorneys for Plaintiff:
KML Law Group, P.C.

No. 18-SU-1239

Bayview Loan Servicing, LLC
vs.

Jacquelyn A. Wolford, Ronald E. Wolford

Address: 500 Main Street, McSherrystown, PA 17344

Parcel: 28005-0248---000

McSherrystown Borough, Pennsylvania
Improvements: Residential Dwelling
Judgment: \$199,733.02

Attorneys for Plaintiff:
KML Law Group, P.C.

No. 19-SU-246

ACNB Bank, Formerly Known As Adams County National Bank
vs.

Earl M. Strickhouser
Address: 25 and 35 Aspers North Road, Aspers, PA 17304

Menallen Township, Adams County, Pennsylvania

Parcel: 29-001-0022---000 & 29-001-0022-001

Improvements: Warehouse & Residential
Judgment: \$163,948.34

Attorneys for Plaintiff:
CGA Law Firm

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

6/21, 6/28 & 7/5

SHERIFF SALES

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No. 18-SU-568

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

Philip C. Aldinger, Jr., in his capacity as heir of Doris E. Aldinger, deceased, Lynn E. Aldinger, a/k/a Lynnwood Aldinger, in his capacity as heir of Doris E. Aldinger, deceased, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Doris E. Aldinger, deceased
Address: 6425 Old Harrisburg Road, York Springs, PA 17372
Parcel: 22105-0032---000
Improvements: Residential Property
Judgment: \$111,359.40
Attorneys for Plaintiff:
RAS Citron LLC

No. 18-SU-1208

JPMorgan Chase Bank, National
Association
vs.

Timothy D. Becker
Address: 515 Lexington Way,
Littlestown, PA 17340
Parcel: 27013-0023---000
Littlestown Borough, Adams County,
Pennsylvania
Improvements: Residential Dwelling
Judgment: \$211,503.05
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-1211

Ditech Financial LLC
vs.

Rebecca A. Bennett, Nathaniel D.
Francisco, Gerard P. Michaels
Address: 26 N. Franklin Street,
Gettysburg, PA 17325
Parcel: 16007-0147-000
Gettysburg Borough, Adams County,
Pennsylvania
Improvements: Residential Dwelling
Judgment: \$94,266.97
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 18-SU-626

American Advisors Group
vs.

Michele Carter, Administratrix of the
Estate of Thomas J. Carter
Address: 96 Greenbriar Road, York
Springs, PA 17372
Parcel: 22105-0068---000
Huntington Township, Adams County,
Pennsylvania
Improvements: Residential Dwelling
Judgment: \$144,533.88
Attorneys for Plaintiff:
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 16-SU-303

World Business Lenders, LLC
vs.

Eastern Shoe Company, LLC,
Pennsylvania Imports, Katrina J.
McClelland, Attai Husnain Shahzad
Address: 35 and 51 Cashman Road,
New Oxford, PA 17350
Parcel: 40I07-0039B-000
Tyrone Township, Adams County
Improvement: Residential Dwelling
Judgment: \$126,285.42
Attorneys for Plaintiff:
Flaherty Fardo, LLC
Noah P. Fardo, Esq.
812 Ivy Street
Pittsburgh, PA 15232
412-802-6666

No. 19-SU-101

**JPMorgan Chase Bank, National
Association**
vs.

Joshua W. Francisco, Megan C.
Beaty
Address: 198 Hunterstown Hampton
Road, Gettysburg, PA 17325
Parcel: 38H10-0059.00-00000
Straban Township
Improvements: Residential Dwelling
Judgment: \$135,688.36
Attorneys for Plaintiff:
Katherine M. Wolf, Esq.

No. 18-SU-672

Deutsche Bank National Trust
Company as Trustee for Indymac
Indx Mortgage Loan Trust 2006-
AR12, Mortgage Pass-Through
Certificates Series 2006-AR12
vs.
Geoffrey W. Grabowski
Address: 31 Ridge Trail, Fairfield, PA
17320
Parcel: 43-012-0001-000
Carroll Valley Borough, formerly
Hamiltonban Township, Adams County,
Pennsylvania
Judgment: \$109,531.00
Improvements: Residential Dwelling
Attorneys for Plaintiff:
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 19-SU-152

Bank of New York Mellon Trust
Company, N.A. as Trustee for
Mortgage Assets Management Series I
Trust
vs.
Anna M. Herrick, Executrix of the
Estate of Mary C. Neiderer, Deceased
Address: 311 South Street,
McSherrystown, PA 17344
Parcel: 28006-0024---000
McSherrystown Borough
Improvements: Residential Dwelling
Judgment: \$141,163.01
Attorneys for Plaintiff:
Shapiro & Denardo, LLC

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James W. Muller
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6/21, 6/28 & 7/5

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No. 18-SU-1126

Ditech Financial LLC f/k/a Green Tree Servicing LLC

vs.

Sue A. Johnson, William P. Johnson
Address: 1013 Heritage Drive,
Gettysburg, PA 17325

Parcel: 30111-0003---000

Mount Joy Township, Adams County,
Pennsylvania

Improvements: Residential Dwelling
Judgment: \$260,933.34

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 18-SU-1042

Bayview Loan Servicing, LLC

vs.

Barbara A. Jones, Theodore W. Jones,
Jr., the unknown heirs of Barbara A.
Jones

Address: 95 Orrtanna Road, Cashtown,
PA 17310

Parcel: 12C10-0197-000

Franklin Township, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$61,839.20

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 14-SU-748

PNC Bank, National Association

vs.

Julie A. Langas, Elias N. Langas
Address: 971 McLaughlin Road,
Fairfield, PA 17320

Parcel: 25-D15-0033---000

Liberty Township, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$94,243.24

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 18-SU-276

Branch Banking and Trust Company
vs.

Joshua Lee Miller, Kimberly

Glatfelter, known surviving heir of

Joshua L. Miller, unknown surviving

heirs of Joshua L. Miller

Address: 535 Peepytown Road, East

Berlin, PA 17316

Parcel: 36K08-0066B---000

Reading Township, Adams County,

Pennsylvania

Improvements: Residential Dwelling

Judgment: \$87,937.10

Attorneys for Plaintiff:

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 17-SU-1049

Branch Banking and Trust Company
vs.

Joshua Lee Miller, Kimberly Glatfelter,

known surviving heir of Joshua L.

Miller, unknown surviving heirs of

Joshua L. Miller

Address: 535 Peepytown Road, East

Berlin, PA 17316

Parcel: 36K08-0066B---000

Reading Township, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$30,761.59

Attorneys for Plaintiff:

McCabe, Weisberg & Conway, LLC

No. 18-SU-1031

Amerihome Mortgage Company, LLC

vs.

Leslie John Mohan, Michelle Lynn

Mohan

Address: 38 Howard Drive, East Berlin,

PA 17316

Parcel: 23104-0017-000

Latimore Township, Adams County,

Pennsylvania

Improvements: Residential Dwelling

Judgment: \$165,324.96

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 19-SU-199

Branch Banking and Trust Company

s/b/m Susquehanna Bank s/b/m

Community Banks

vs.

Edward E. Monroe, Donna Lynn

Monroe

Address: 722 Rentzel Road, Biglerville,

PA 17307

Parcel: 38G09-0007

Straban Township, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$58,491.62

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1323

Abbotstown Borough

vs.

Christopher Wayne Moore, Merita K.
Moore

Address: 312 Sutton Road,

Abbotstown, PA 17301

Parcel: 01005-0003-000 Combined

W/01005-0013---000

Abbotstown Borough, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$22,024.00

Attorneys for Plaintiff:

Salzmann Hughes, P.C.

Timothy J. Shultis

No. 17-SU-311

Quicken Loans Inc.

vs.

Jay Prize

Address: 217 Center Street,

McSherrystown, PA 17344

Parcel: 28006-0107---000

McSherrystown Borough, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$149,660.88

Attorneys for Plaintiff:

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/21, 6/28 & 7/5

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 JOANNE E. GOODLING, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Michael L. Goodling and Jeffrey L. Goodling, c/o John D. Miller, Jr., Esq., MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401-2424

Attorney: John D. Miller, Jr., Esq., MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401-2424

ESTATE OF ROBERT C. MILLER, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Thomas D. Rogers, c/o J. Elvin Kraybill, Esq., Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606

Attorney: J. Elvin Kraybill, Esq., Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606

SECOND PUBLICATION**ESTATE OF MARION LYNN CARTER, a/k/a MARION CARTER, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Co-Executors: Melissa Lyn Carter, 109 E. Main Street, Thurmont, MD 21788; Richard Marion Carter, 680 Bulk Plant Road, Littlestown, PA 17340

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

ESTATE OF EDITH M. HANLON, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Paul Frederick Hanlon, 317 Kindig Road, Littlestown, PA 17340

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

THIRD PUBLICATION**ESTATE OF DONALD E. DANNER, JR., DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Executrix: JoAnn C. Danner, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

Attorney: Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF DANETTE L. ELINE, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Benjamin H. Eline, 139 South Street, McSherrystown, PA 17344

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

ESTATE OF MARIE S. HESS a/k/a FLORENCE MARIE HESS, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Susan M. Kime, P.O. Box 182, Bendersville, PA 17306; David R. Hess, 259 Peach Glen-Idaville Road, Gardners, PA 17324

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

ESTATE OF MARGARET V. LYONS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Co-Executors: Joel B. Riddlemoser, 28 Flohrs Church Road, Biglerville, PA 17307; Robin R. Thomas, 581 Miller Street, Chambersburg, PA 17201

ESTATE OF JOHN THOMAS McCORMICK a/k/a JOHN THOMAS McCORMICK, SR., DEC'D

Late of Union Township, Adams County, Pennsylvania

Administratrix: Mary P. McCormick, c/o MacGregor J. Brillhart, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

ESTATE OF MICHAEL A. McKIM, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Vincent M. McKim and Kathryn M. McKim, c/o Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

Attorney: Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

ESTATE OF CAROLYN A. SHORB, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Kevin G. Shorb, 40 Ruel Avenue, Hanover, PA 17331

Attorney: Ann C. Shultis, Esq., Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

IN THE COURT OF COMMON PLEAS
ADAMS COUNTY

CIVIL ACTION - LAW
ACTION OF MORTGAGE
FORECLOSURE
Term No. 19-s-321

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff
vs.

KATHI ANN TSATIRIS a/k/a KATHI ANN
SIMPSON & The Unknown Heirs of Victor
Tsatisris a/k/a Victor M. Tsatisris Deceased
Mortgagor and Real Owner, Defendant

TO: The Unknown Heirs of Victor Tsatisris
a/k/a Victor M. Tsatisris Deceased,
MORTGAGOR AND REAL OWNER,
DEFENDANT whose last known address
is 1611 Braggstown Road f/k/a 1609
Braggstown Road East Berlin, PA 17316.
THIS FIRM IS A DEBT COLLECTOR
AND WE ARE ATTEMPTING TO
COLLECT A DEBT OWED TO OUR
CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff
PNC BANK, NATIONAL ASSOCIATION,

has filed a Mortgage Foreclosure
Complaint endorsed with a notice to
defend against you in the Court of
Common Pleas of Adams County,
Pennsylvania, docketed to No. 19-s-321
wherein Plaintiff seeks to foreclose on
the mortgage secured on your property
located, 1611 Braggstown Road f/k/a
1609 Braggstown Road East Berlin, PA
17316 whereupon your property will be
sold by the Sheriff of Adams.

NOTICE

You have been sued in court. If you
wish to defend against the claims set
forth in the following pages, you must
take action within twenty (20) days after
the Complaint and notice are served, by
entering a written appearance personal-
ly 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 judg-
ment may be entered against you by the
Court without further notice for any
money claim in the Complaint of for any
other claim or relief requested by the
Plaintiff. You may lose money or prop-
erty or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, 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 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

Michael T. McKeever, Esq.
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

6/21

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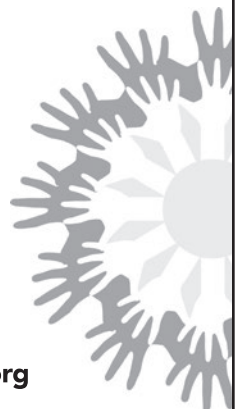
For Good. For Adams County. For Ever.

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

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

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- Respect for your client relationship
- Expertise in philanthropic planning
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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.