

Adams County Legal Journal

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ITS BOARD OF SUPERVISORS AND ROADMASTER,
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SUPERVISOR, DENNIS BOWMAN, SUPERVISOR,
JEFFREY PATTERSON, SUPERVISOR, TERRY SCHOLLE,
SUPERVISOR AND BRADLEY SHANK, ROADMASTER

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, March 6, 2020 at 8:30 a.m.

BREAM—Orphans' Court Action Number OC-98-2019. The First and Final Account of Mark D. Bream, Executor of the John W. Bream III, late of Adams County, Pennsylvania.

Kelly A. Lawyer Clerk of Courts

2/21 & 2/28

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 March 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. 2019-SU-548 PNC Bank, National Association vs.

Rebecca J. Stoner, Keith L. Sharrah Property Address: 481 Arendtsville Road, Biglerville, PA 17307 UPI/Tax Parcel Number: 07E08-0025-000

Owner(s) of property situate in Butler Township, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgment Amount: \$36,987.28 Attorneys for Plaintiff: Manley Deas Kochalski LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

No. 2017-SU-594 Bank Of America, N.A. vs.

Thomas Michael Tipton, Faith Elizabeth Tipton, Garry Marshall Morris Property Address: 280 Old Westminster Road, Hanover, PA 17331 UPI/Tax Parcel Number: 41K18-0035--000

Owner(s) of property situate in Union Township, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgement Amount: \$182,128.84 Attorneys for Plaintiff: McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

No. 2018-SU-504 M&T Bank vs.

Amanda L. Unger and Brian Lee Unger Property Address: 2940 Hanover Pike, Hanover, PA 17331 UPI/Tax Parcel Number: 08-L15-0015A-000

Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgment Amount: \$63,156.92 Attorneys for Plaintiff: KML Law Group, P.C.

No. 2018-SU-1314 Belco Community Credit Union vs.

VC Hospitality LLC, Varish Construction, Inc., Thomas E. Varish Property Address: 1650 York Road, Gettysburg, PA 17325 UPI/Tax Parcel Number: 38-G12-0052

Owner(s) of property situate in Straban Township, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgement Amount: \$1,686,304.60 (plus interest and fees accrued from 10/31/2019) Attorneys for Plaintiff: Martson Law Office Seth T. Mosebey, Esq.

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

2/21, 2/28 & 3/6

STEPHEN C. ALEXANDER VS. MT. JOY TOWNSHIP AND
ITS BOARD OF SUPERVISORS AND ROADMASTER,
JOHN GORMONT, SUPERVISOR, DAVID UPDYKE,
SUPERVISOR, DENNIS BOWMAN, SUPERVISOR,
JEFFREY PATTERSON, SUPERVISOR, TERRY SCHOLLE,
SUPERVISOR AND BRADLEY SHANK, ROADMASTER

1. Defendants' Preliminary Objections allege a number of deficiencies with Plaintiff's pleadings. Plaintiff clearly fails to meet the basic requirements under Pennsylvania Rules of Civil Procedure to bring a Complaint in this case. Additionally, many of Plaintiff's alleged issues are similar to those previously addressed by the Honorable Judge Kuhn's scathing 2014 Opinion, whereby Judge Kuhn dismissed Plaintiff's Complaint with prejudice for lack of standing and lack of subject matter jurisdiction.

2. To have standing to bring a claim, a party must be aggrieved by the matter he challenges. The party must have a substantial, direct, and immediate interest in the matter.

3. Plaintiff fails to aver in his pleadings that he is the owner of 1735 Barlow-Two Taverns Road, and instead claims he resides at the property and "is the property's primary (outdoor) caretaker, and has an unperfected interest, survivors right, as well as other interests in the property." Through Plaintiff's "confidential and private 'Precipe'," he attempted to present this Court with an indenture in an attempt to show that Plaintiff is the property owner. That indenture is not recorded, and was not attached to or referenced in the Complaint.

4. Contrary to the "Precipe" information, public records show that Plaintiff does not have an ownership interest in the property, and the indenture alleging his part ownership is not recorded in the Adams County Recorder of Deeds office.

5. In addition, even if Plaintiff has sufficient interest in the property such that he could arguably have a modicum of standing, Plaintiff has still failed to join a necessary party in his wife Sally Alexander. Mrs. Alexander is the recorded owner of 1735 Barlow-Two Taverns Road.

6. Nothing has changed since 2014 when Judge Kuhn sustained the Preliminary Objections against Plaintiff while dismissing Plaintiff's claim with prejudice. Thus, res judicata would apply to prevent this Court from ruling any differently.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, 19-S-980, STEPHEN C. ALEXANDER VS.
MT. JOY TOWNSHIP AND ITS BOARD OF SUPERVISORS AND
ROADMASTER, JOHN GORMONT, SUPERVISOR, DAVID
UPDYKE, SUPERVISOR, DENNIS BOWMAN, SUPERVISOR,
JEFFREY PATTERSON, SUPERVISOR, TERRY SCHOLLE,
SUPERVISOR AND BRADLEY SHANK, ROADMASTER

Stephen C. Alexander, Pro Se
Susan J. Smith, Esq., Attorney for Defendants
Campbell, J. January 30, 2020

OPINION

Before this Court are Defendants Mt. Joy Township and its Board of Supervisors and Roadmasters' Preliminary Objections to Amendments to Plaintiff's Reinstated Complaint filed November 18, 2019. For the reasons stated herein, Defendants' Preliminary Objections are sustained and Plaintiff's Reinstated Complaint is dismissed.

On August 19, 2019, Plaintiff filed a Complaint against Defendants both in their professional and personal capacity, but failed to properly serve Defendants. That Complaint was then reinstated by the Prothonotary's Office on September 16, 2019. On October 15, 2019, Defendants filed their Preliminary Objections to Plaintiff's Reinstated Complaint. On October 18, 2019, this Court Ordered Plaintiff to file an Answer to Defendants' Preliminary Objections within 20 days, Ordered Defendants to file a brief in support of their Preliminary Objections within 30 days, and scheduled a hearing on this matter for January 7, 2020. On November 12, 2019, Plaintiff filed a pleading labeled "Precipe," a pleading labeled "Plaintiff's response to Defendants Preliminary objections," and a third pleading labeled "Precipe" in which Plaintiff stated "This matter is private and confidential and for the eyes of the Court only" and had attached to it an indenture. This "Precipe" was never served on Defense Counsel, Susan J. Smith, Esq. On November 18, 2019, Defendants filed a brief in support of their Preliminary Objections to Plaintiff's Reinstated Complaint. Also on November 18, 2019, Defendants filed a Motion to Strike Portions of Plaintiff's Response and Precipe pleadings. Being uncertain whether this Court would treat Plaintiff's "Precipe" as an Amended Complaint, Defendants also filed Preliminary Objections to Plaintiff's Amended Complaint. On December 2, 2019, Defendants filed a brief in support of their Preliminary Objections to Plaintiff's Amended Complaint.

This Court notes that Plaintiff has failed to comply with the Pennsylvania Rules of Civil Procedure when filing his pleadings, and thus has created a situation where there are two Preliminary Objections by Defendants, essentially to the same Reinstated Complaint, and Defendants' Motion to Strike Plaintiff's Response and Precipes. During oral argument, Defense Counsel indicated that the substance of Defendants' different Preliminary Objections remained the same, and that Defense Counsel filed both a second

Preliminary Objection and a Motion to Strike the Response and “Precipe” as a cautionary measure, as Defense Counsel was unsure how this Court would treat Plaintiff’s Responsive pleadings.

First, this Court examines Defendants’ Motion to Strike Portions of Plaintiff’s Response to Preliminary Objections and “Precipe” (“Confidential and Private Materials”). In response to Defendants’ Preliminary Objections to the Reinstated Complaint, Plaintiff filed a “Precipe” that was intended to be an introduction to his Responsive Pleading, and an additional “Precipe” in an effort to supplement the Amended Complaint. Additionally, in Plaintiff’s Responsive pleading, a number of paragraphs contain factual averments that were not stated in the Reinstated Complaint and added attachments that were not attached to Plaintiff’s Reinstated Complaint both in an attempt to raise additional claims through these “Precipes.” The filings are not proper responsive pleadings and are not in accordance with Pennsylvania Rules of Civil Procedure. Plaintiff has not filed a proper Amended Complaint. Therefore, for these reasons Defendants’ Motion to Strike Portions of Plaintiff’s Response to Preliminary Objections and “Precipe” (“Confidential and Private Materials”) is granted.

Defendants’ Preliminary Objections allege a number of deficiencies with Plaintiff’s pleadings. Plaintiff clearly fails to meet the basic requirements under Pennsylvania Rules of Civil Procedure to bring a Complaint in this case. Additionally, many of Plaintiff’s alleged issues are similar to those previously addressed by the Honorable Judge Kuhn’s scathing 2014 Opinion, whereby Judge Kuhn dismissed Plaintiff’s Complaint with prejudice for lack of standing and lack of subject matter jurisdiction.¹

¹ **In Alexander v. Board of Supervisors of Mount Joy Township and Zoning Hearing Board of Mount Joy Township, Docket No. 2013-S-118**, Judge Kuhn stated that Plaintiff lacks standing in part because Plaintiff does not own the property in question. Plaintiff’s statement that Plaintiff had a propriety interest in the land was not sufficient under 53 P.S. §10107 to meet the definition of a landowner. Furthermore, Judge Kuhn wrote that Plaintiff’s requested relief was in clear violation of the Separation of Powers Doctrine, as Plaintiff would have this Court instruct elected officials as to how they manage roads in their township. Judge Kuhn ruled that Plaintiff’s claim was meritless as the law does not permit this Court to Order the closure of a public road. Judge Kuhn did not go into further detail regarding the other Preliminary Objections by the Defendants, as lack of standing and subject matter jurisdiction sufficed to dismiss Plaintiff’s Complaint with prejudice.

Plaintiff has again brought suit against Mt. Joy Township and its Board of Supervisors. This time Plaintiff goes further by also suing the Township Supervisors and the Township Roadmaster in both their professional and personal capacities. Defendants' raise a Preliminary Objection to this pursuant to **Pa. R.C.P. 1028(a)(2)**, Failure of Pleading to Conform to Law or Rule. Defendants specifically allege that Plaintiff violated **Pa. R.C.P. 1019(a)** by failing to include any information as to how the Mt. Joy Supervisors and Roadmaster are liable in their personal capacity. This Court agrees with Defendants, and during the hearing on this matter, Plaintiff even acknowledged that he was only suing Mt. Joy Township and its Supervisors and Roadmaster in a professional capacity. Thus, Plaintiff improperly included Mt. Joy Township's Supervisors and Roadmaster in a personal capacity in Plaintiff's Complaint. Defendants' Preliminary Objection to the joinder of these parties is sustained.

Defendants raise Preliminary Objections pursuant to **Pa. R.C.P. 1028(a)(1)**. Specifically, the Preliminary Objections that this Court will address are to Plaintiff's lack of standing to bring this complaint and this Court's lack of subject matter jurisdiction.

To have standing to bring a claim, a party must be aggrieved by the matter he challenges. **Markham v. Wolf**, 136 A.3d 134, 140 (Pa. 2016). The party must have a substantial, direct, and immediate interest in the matter. **Id.**

Plaintiff fails to aver in his pleadings that he is the owner of 1735 Barlow-Two Taverns Road, and instead claims he resides at the property and "is the property's primary (outdoor) caretaker, and has an unperfected interest, survivors right, as well as other interests in the property." Through Plaintiff's "confidential and private 'Precipe,'" he attempted to present this Court with an indenture in an attempt to show that Plaintiff is the property owner. That indenture is not recorded, and was not attached to or referenced in the Complaint. Contrary to the "Precipe" information, public records show that Plaintiff does not have an ownership interest in the property, and the indenture alleging his part ownership is not recorded in the Adams County Recorder of Deeds office. As previously stated, this Court is striking the "Precipe" and the indenture attached to it, leaving Plaintiff with no factual averments to show his ownership interest in the property. Because Plaintiff has no ownership interest in the

property, he lacks substantial, direct, and immediate interest to bring this complaint. As such, Plaintiff lacks standing to bring his Reinstated Complaint.²

In addition, even if Plaintiff has sufficient interest in the property such that he could arguably have a modicum of standing, Plaintiff has still failed to join a necessary party in his wife Sally Alexander. Mrs. Alexander is the **recorded** owner of 1735 Barlow-Two Taverns Road (emphasis added). As an owner of the property in question, Mrs. Alexander has at least a joint interest in this litigation and should have been named as a party. **Pa. R.C.P. 2227(a)**. Mrs. Alexander has not joined this litigation. As such, Plaintiff has failed to conform to a Pennsylvania Rule of Civil Procedure for his failure to join his wife as an indispensable party to his Reinstated Complaint. **Pa. R.C.P. 1028(2, 5)**.

Further, this Court lacks subject matter jurisdiction to Order Mt. Joy Township to close its road and perform other maintenance tasks as Plaintiff requests. In Plaintiff's Prayer for Relief No.2, Plaintiff requests:

“That the traffic on Barlow-Two Taverns is a danger and Alexander would ask that it be closed to all through traffic, save deliveries, from Patterson to 97, that the speed limit be lowered to 35 MPH and, that the Township make accommodations with the Pennsylvania State Police to enforce the same; and that the Township remove all the offending results of their tar and chipping and that the cartway of the road to be restored to its original width and the shoulders be restored.”

This is the same request for relief that Plaintiff asked Judge Kuhn to grant in **Alexander v. Board of Supervisors of Mount Joy Township and Zoning Hearing Board of Mount Joy Township, Docket No. 2013-S-118**. Nothing has changed since 2014 when Judge Kuhn sustained the Preliminary Objections against Plaintiff while dismissing Plaintiff's claim **with prejudice** (emphasis added). Thus, res judicata would apply to prevent this Court from ruling any

² Plaintiff, when asked about the sensitive, unrecorded “indenture” was very evasive. For some unknown reason Plaintiff wants to suggest he owns an interest in the property but refuses to record his alleged interest or make his alleged interest public knowledge.

differently. **U.S. Nat. Bank in Johnstown v. Johnson**, 487 A.2d 809, 813 (Pa. 1985). This Court, through Judge Kuhn, has already determined there is no subject matter jurisdiction which would allow it to grant Plaintiff's requested relief. That decision is final.

Plaintiff's Reinstated Complaint lacks merit and this Court cannot grant the relief that Plaintiff is requesting. There are a number of additional Preliminary Objections by Defendants that appear to go to Plaintiff's additional prayers for relief but this Court need not address them. Plaintiff lacks standing to bring his Reinstated Complaint and alternatively, has failed to join his wife as an indispensable party to the Reinstated Complaint. Both are failures that prevent Plaintiff from moving forward with his Reinstated Complaint. Additionally, this Court has no subject matter jurisdiction to grant Plaintiff's requested relief.

For these reasons Defendants' Preliminary Objections are sustained. Plaintiff's Reinstated Complaint is dismissed with prejudice.

The attached Order is entered.

ORDER

AND NOW, this 30th day of January, 2020, upon consideration of all pleadings and briefs filed, along with the oral argument held on this matter, this Court's Order is as follows:

1. Plaintiff's "Precipe" and the portions of Plaintiff's Response to Preliminary Objections that Defendants have challenged are stricken.
2. Plaintiff's "Precipe" ("Confidential and Private Materials") is stricken.
3. Defendants' Preliminary Objections to Plaintiff's joinder of Defendants in their personal capacity, Plaintiff's lack of standing and this Court's lack of subject matter jurisdiction are sustained.
4. Plaintiff's Reinstated Complaint is dismissed with prejudice.

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 March 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. 2019-SU-451

Nationstar Mortgage LLC d/b/a Mr. Cooper

vs.

Lucille M. Athey

Property Address: 206 Ridge Road, Gettysburg, PA 17325

UPI/Tax Parcel Number: 09 F15-0061A-000

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

Improvements Thereon: Residential Dwelling

Judgment Amount: \$139,157.30

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 2019-SU-1010

Wells Fargo Bank, N.A.

vs.

Jason A. Forsythe, Lori A. Forsythe

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

UPI/Tax Parcel Number: 23101-0013A--000

Owner(s) of property situate in

Latimore Township, Adams County, Pennsylvania

Improvements Thereon: Residential Dwelling

Judgment Amount: \$203,517.31

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 2019-SU-939

Bank of America, N.A. As Successor

By Merger to Bac Home Loans

Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

vs.

Debra A. Frantz

Property Address: 41 Birch Drive, Hanover, PA 17331

UPI/Tax Parcel Number: 08021-0222---000

Owner(s) of property situate in

Conewago Township, Adams County, Pennsylvania

Improvements Thereon: Residential Dwelling

Judgment Amount: \$222,943.41

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 2019-SU-158

Deutsche Bank National Trust Company, As Trustee for HSI Asset Securitization Corporation Trust 2005-Opt1, Mortgage-Pass-Through Certificates, Series 2005-Opt1

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, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Luis Freire a/k/a Luis G. Freire-Erazo a/k/a Luis Freire Erazo, Deceased

Property Address: 696 Gablers Road

a/k/a 695 Gablers Road, a/k/a 695

Gabler Road, Gardners, PA 17324

UPI/Tax Parcel Number: 29F04-0049---000

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

Improvements Thereon: Residential Property

Judgment Amount: \$169,905.46

Attorneys for Plaintiff:

RAS Citron, LLC

Robert Crawley, Esq.

Attorney ID No. 319712

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

Phone: 855-225-6906

No. 2014-SU-863

Wilmington Trust Company, As Trustee for Merrill Lynch Mortgage Invest

vs.

Shawn D. Green and Glen D. Green

Property Address: 50 Five Forks Lane, Fairfield, PA 17320

UPI/Tax Parcel Number: 18A17-0003A--000

Owner(s) of property situate in

Hamiltonban Township, Adams County, Pennsylvania

Improvements thereon: Residential Dwelling

Judgment Amount: \$191,021.54

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 2019-SU-894

Quicken Loans Inc.

vs.

Linda Louise Hall, Robert Scott Hall, Jr.

Property Address: 424 Heritage Drive, Gettysburg, PA 17325

UPI/Tax Parcel Number: 38101-0002-000

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

Improvements Thereon: Residential Dwelling

Judgment Amount: \$210,523.62

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 2019-SU-643

U.S. Bank National Association

vs.

Carol L. Herl

Property Address: 51 Snow Bird Trail, Fairfield, PA 17320

UPI/Tax Parcel Number: 43-007-0079

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

Improvements Thereon: Residential Dwelling

Judgment Amount: \$234,891.50

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 2019-SU-272

Pingora Loan Servicing, LLC

vs.

Kevin L. Hoffheins

Property Address: 675 Abbottstown

Pike, Abbottstown, PA 17301

UPI/Tax Parcel Number: 04L11-0020-000

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

Improvements Thereon: Residential Dwelling

Judgment Amount: \$156,220.49

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.

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

2/21, 2/28 & 3/6

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 March 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. 2014-SU-115
Wells Fargo Bank, National Association
 vs.
Roger K. Hollenbaugh, III, Kelly L. Hollenbaugh
 Property Address: 4581 Baltimore Pike, Littlestown, PA 17340
 UPI/Tax Parcel Number: 15116-0044---000
 Owner(s) of property situate in the Township of Germany, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$174,001.36
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

No. 2019-SU-1097
Pennymac Loan Services, LLC
 vs.
Kenneth Richard Kauffman, Debbie L. Kauffman
 Property Address: 344 S. Washington Street, Gettysburg, PA 17325
 UPI/Tax Parcel Number: 010-0346A---000
 Owner(s) of property situate in the Gettysburg Borough, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$145,251.03
 Attorneys for Plaintiff:
 Phelan Hallinan Diamond & Jones, LLP

No. 2019-SU-714
Lakeview Loan Servicing, LLC
 vs.
John Kidd, Emily Kidd
 Property Address: 521 Lakeview Circle, Littlestown, PA 17340
 UPI/Tax Parcel Number: 27012-0028---000
 Owner(s) of property situate in the Borough of Littlestown, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgement Amount: \$135,401.80
 Attorneys for Plaintiff:
 McCabe, Weisberg & Conway, LLC
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

No. 2019-SU-221
Caliber Home Loans, Inc.
 vs.
James D. McGowan, Teresa McGowan
 Property Address: 21 West King Street, Littlestown, PA 17340
 UPI/Tax Parcel Number: 27008-0161-000
 Owner(s) of property situate in the Borough of Littlestown, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$281,541.37
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

No. 2019-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, Nancy Starner Miller
 Property Address: 872 Peach Glenn Idaville Road, Gardners, PA 17324
 UPI/Tax Parcel Number: 40F03-0011C-000
 Owner(s) of property situate in Tyrone Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$172,431.58
 Attorneys for Plaintiff:
 Stephen M. Hladik, Esq.
 Hladik, Onorato & Federman, LLP
 298 Wissahickon Avenue
 North Wales, PA 19454

No. 2019-SU-1179
Wells Fargo Bank, N.A.
 vs.
Travis D. Naugle
 Property Address: 71 Peanut Drive, Hanover, PA 17331
 UPI/Tax Parcel Number: 08021-0013---000
 Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$166,879.41
 Attorneys for Plaintiff:
 Phelan Hallinan Diamond & Jones, LLP

No. 2019-SU-824
PHH Mortgage Corporation f/k/a PHH Mortgage Services
 vs.
Jean E. Roman, Adrian Roman
 Property Address: 1195A Old Waynesboro Road, Fairfield, PA 17320
 UPI/Tax Parcel Number: 18A17-0054C--000
 Owner(s) of property situate in Hamiltonban Township, Adams County, Pennsylvania
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$107,543.97
 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.

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
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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

No Estate Notices

SECOND PUBLICATION**ESTATE OF LOIS J. OWINGS, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executrix: Heidi O. Rehder, 1046 Headwater Cove Lane, Wilmington, NC 28403

ESTATE OF GRACE A. THORPE, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executor: Barbara A. Martz, 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 WILLIAM E. TROXELL, SR., DEC'D

Late of Straban Township, Adams County, Pennsylvania

William E. Troxell, Jr., 684 Green Ridge Road, Orttanna, PA 17353; Penny Ann Monforte, 256A Thomas Drive, Gettysburg, PA 17325

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

ESTATE OF RONALD E. WISHARD, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executor: Larry E. Wishard, 256 E. Middle Street, Gettysburg, PA 17325

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

ESTATE OF THEODORE T. ZINNA, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Gary W. Blau, 5716 Wolf Lake Road, Sebring, FL 33875

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

THIRD PUBLICATION**ESTATE OF WILLIAM F. COSTON, JR., DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: William F. Coston, III, 50 Charmed Circle Drive, Gettysburg, PA 17325

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

ESTATE OF JEAN M. FOX, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Susan J. Fox, 204 Hospital Road, Gettysburg, PA 17325

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

ESTATE OF EDGAR E. HESS, a/k/a EDGAR E. HESS, JR., DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executrix: Lisa Brilhart-Keiser, 905 Low Dutch Road, Gettysburg, PA 17325

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

ESTATE OF SARA ALICE HOFFMAN, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executrix: Nina L. Redding, 600 Cavalry Field Road, Gettysburg, PA 17325

Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF ALICE M. MORELAND a/k/a ALICE MARIE MORELAND, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Co-Executrices: Rebecca J. Moreland and Melissa L. Moreland, c/o Rachel Dodson Hamme, Esq., The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

Attorney: Rachel Dodson Hamme, Esq., The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

ESTATE OF JOHN E. WATSON a/k/a JOHN E. WATSON, SR., DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executor: John E. Watson, Jr., 66 Red Run Church Road, East Berlin, PA 17316

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372



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