# Adams County Legal Journal

Vol. 60

January 4, 2019

No. 35

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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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#### LEGAL NOTICE - ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street, in Littlestown, PA, between the hours of 1:00 and 2:00 pm on January 12, 2019 to elect directors and to transact any other business properly presented.

> Attest: Scott A. Hawk Secretary

12/14, 21, 28, & 1/4

#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all creditors, claimants, or persons interested or who may be affected by the Dissolution of DRI MACHINE SHOP, INC. with its registered office located at 145 Ram Drive, Hanover, PA 17331, that the Directors of the Corporation approved a Plan of Liquidation and Dissolution of the Corporation on or about June 1, 2017, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Business Corporation Law of 1933, and that all claims shall be presented to the corporation, DRI Machine Shop, Inc., c/o G. Steven McKonly, PC, 119 Baltimore St., Hanover, PA 17331.

The deadline for making any claim shall be sixty (60) days after the date of the first publication of this notice, and the Corporation must receive the claims by that deadline. Any claim which is not timely made shall forever be barred and no payment will be made upon that claim.

1/4

#### FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. Seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name CAMPGROUND CONNECTIONS, with its principal office at 69 Stedtle Ct., Littlestown, PA 17340. The name and address of the organization connected to the registration is Trostle Creative, LLC, a limited liability company, whose principal office and owner, Libby A. Trostle, are also located at the same address

1/4

#### FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. Seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name SILVERFLYTE, with its principal office at 69 Stedtle Ct., Littlestown, PA 17340. The name and address of the organization connected to the registration is Trostle Creative, LLC, a limited liability company, whose principal office and owner, Libby A. Trostle, are also located at the same address.

1/4

#### FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an application of registration for the fictitious name STARREN ISLE PRESS was filed December 13 under the Fictitious Names Act, Act 1982, No. 295 (54 Pa. C.S. relating to names). Business is to be carried out at 1051 Bollinger Road, Littlestown, PA 17340. Esther T. Jones, 1051 Bollinger Road, Littlestown, PA 17340 is a party to the registration.

1/4

#### 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 18th day of January 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. 18-SU-466 WELLS FARGO BANK, NA vs.

#### SHEILA K. BAKER, DENNIS E. BOONE

Property: 753 White Hall Road, Littlestown, PA 17340 Parcel: 32115-0009---000 Property situate in the Mt. Pleasant Township, Adams County, Pennsylvania Improvements thereon: Residential Dwelling Judgment Amount: \$73,000.37 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-809

WELLS FARGO BANK, NA vs.

CORY A. BIXLER Property: 113 Linden Avenue, Hanover, PA 17331 Parcel: 08008-0122 Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania Improvements thereon: Residential Dwelling Judgment Amount: \$90,459.42 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP No. 18-SU-784

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10 vs.

#### DAVID L. BROCKHOEFT, THE UNITED STATES OF AMERICA, DENA M. BANDA BROCKHOEFT

Property: 13 Helen Trail, Fairfield, PA 17320 Parcel: 43016-0043---000. Borough of Carroll Valley, formerly Liberty Township, Adams County Pennsylvania Improvements thereon consist of Residential Real Estate Judgment Amount: \$488,152.00 Attorneys for Plaintiff: Stern & Eisenberg, PC. 1581 Main Street, Suite 200 The Shops at Valley Square Warrindton, PA 18976

#### No. 17-SU-819 MTGLQ INVESTORS LP vs.

#### MEAGAN H. DELAWDER, PHOENIX A. DELAWDER

Property: 18 Deep Powder Trail, Fairfield, PA 17320 Parcel: 43007-0030---000 Township or Borough: Carroll Valley Borough Improvements Thereon: Residential Dwelling Judgment Amount: \$250,506.61 Attorneys For Plaintiff: Martha E. Von Rosenstiel, PC.

#### No. 18-SU-644 BAYVIEW LOAN SERVICING, LLC vs.

#### CHARLES E. ELBURN, JR., JUDITH A. ELBURN

Property: 2465 Emmittsburg Road, Gettysburg, PA 17325 Parcel: 16-0012---000 Cumberland Township Improvements: Residential Dwelling Judgment: \$101,902.93 Attorneys for Plaintiff: Milstead & Associates, LLC 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400

No. 18-SU-818 BAYVIEW LOAN SERVICING, LLC

#### BAYVIEW LOAN SERVICING, LLC vs.

STEPHEN M. FARKAS

Property: 1605 Waynesboro Pike, Fairfield, PA 17320 Parcel: 25B17-0095-000 Liberty Township, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgment Amount: \$240,452.17 Attorneys for Plaintiff: KML Law Group, P.C.

#### No. 18-SU-78

BROAD STREET FUNDING TRUST I vs.

DEBRA FUNT, KNOWN SURVIVING HEIR OF MARVEL B. DRYBREAD, KATHY SMITH, KNOWN SURVIVING HEIR OF MARVEL B. DRYBREAD, RANDY DRYBREAD, KNOWN SURVIVING HEIR OF MARVEL B. DRYBREAD, UNKNOWN SURVIVING HEIRS OF MARVEL B. DRYBREAD, UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA Property: 1968 Wenksville Road, Biglerville, PA 17307

Biglerville, PA 17307 Parcel: 29D05-0017---000 All that certain piece or parcel or Tract of land situate in the Township of Menallen, Adams County, Pennsylvania Improvements Thereon Are: Residential Dwelling Judgment Amount: \$85,212.70

Attorneys for Plaintiff: McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

#### No. 18-SU-370

MORGAN STANLEY MORTGAGE LOAN TRUST 2006-7, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE vs.

#### MEENA GANGWAL

Property: 128-130 Carlisle Street, a/k/a 130 Carlisle Street, Gettysburg, PA 17325 Parcel: 16007-0097--000 Property situate in the Borough of Gettysburg, Adams County, Pennsylvania Improvements thereon: Residential Judgment Amount: \$249,731.55 Attorneys for Plaintiff: Parker McCay, PA 9000 Midlantic Drive, Suite 300 PO. Box 5054 Mount Laurel, New Jersey 08054

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) thirly 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

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12/21, 12/28 & 1/4

#### 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 18th day of January 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. 14-SU-863 WILMINGTON TRUST COMPANY, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVEST vs.

#### SHAWN D. GREEN, GLEN D. GREEN

Property: 50 Five Forks Lane, Fairfield, PA 17320 Parcel: 18a17-0003a---000 Improvements thereon of Residential Dwelling Judgment Amount: \$156,461.25 Attorneys for Plaintiff: Manley Deas Kochalski, LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

#### No. 17-SU-114

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1 VS.

#### SHANE MICHAEL HULL, EMILY HULL

Property: 40 Sowers Road, East Berlin, PA 17316 Parcel: 36K05-0033---000 Reading Township Improvements: Residential Judgment Amount: \$344,233.52 Attorneys for Plaintiff Milstead & Associates, LLC 1 E. Stow Road Martton, NJ 08053 (856) 482-1400

#### No. 17-SU-21

FIFTH THIRD MORTGAGE COMPANY vs.

## KEVIN J. KRENTLER, TAMMY S. KRENTLER

Property: 1315 Red Hill Road, New Oxford, PA 17350 Parcel: 35K1-1-0105d--00 Property Situate in Oxford Township, Adams County, Pennsylvania Improvements thereon: Residential Dwelling Judgment Amount: \$89,890.99 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-617 WELLS FARGO BANK, NA, SUCCESSOR BY MERGER TO WACHOVIA BANK, NA vs.

#### MEGAN S. MCCLINTOCK

Property: 152 Lumber Street, Littlestown, PA 17340 Parcel: 27008-0328A-000 Improvements thereon of Residential Dwelling Judgment Amount: \$99,876.30 Attorneys for Plaintiff Manley Deas Kochalski, LLC Columbus, OH 43216-5028 614-220-5611

#### No. 18-SU-420 WELLS FARGO BANK, NA vs.

#### MONICA LYNN MEYER

Property: 3518 Carlisle Road, Gardners, PA 17324 Parcel: 22G03-0071---000 Township of Huntington, PA Improvements of Residential Dwelling Judgment Amount: \$69,595.09 Attorneys for Plaintiff Manley Deas Kochalski, LLC Columbus, OH 43216-5028 614-220-5611

#### No. 13-SU-637

WELLS FARGO BANK NA vs.

#### BRENDA L. MOHNEY

Property: 6167 Old Harrisburg Road, York Springs, PA 17372 Parcel: 22105-0071---000 Owner(s) of property situate in the Huntington Township, Adams County, Pennsylvania, being Residential Dwelling Judgment Amount: \$188,693.06 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-871 LAKEVIEW LOAN SERVICING, LLC vs.

#### PATRICIA ELAINE NESS, REBECCA PEAKE

Property: 15 Rhododendron Drive, Orrtanna, PA 17353 Parcel: 12A090096 000 Property situate in Franklin Township, Adams County, Pennsylvania Improvements thereon: Residential Dwelling Judgment Amount: \$176,033.84 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 16-SU-1053

#### WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST

vs.

#### CHARLES E. NICHOLSON

Property: 33 Red Bird Lane, Gettysburg, PA 17325 Parcel 06002-0016---000 Bonneauville Borough, County of Adams, Commonwealth of Pennsylvania Improvements: Residential Dwelling Judgment Amount: \$118,921.53 Attorneys for Plaintiff: Richard M. Squire & Associates, LLC Jenkintown, PA 19046 Phone: 215/886-8790

#### No. 18-SU-399

#### WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., vs.

#### JOLENE E. POLLOCK

Property: 104 North Howard Avenue, Gettysburg, PA 17325 Owner(s) of property situate in Gettysburg Borough, Adams County, Pennsylvania Improvements thereon: Residential Dwelling Parcel: 16006-0047A--000 Judgment Amount: \$126,989.44 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 12/21, 12/28 & 1/4

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#### No. 18-SU-165 OCWEN LOAN SERVICING, LLC vs.

#### BOBBI J. SAVELESKI, ROBERT LYNN SAVELESKI

Property: 50 700 Road, New Oxford, PA 17350 Parcel: 35110-0063-000 Oxford Township, County of Adams,

Commonwealth of Pennsylvania Improvements thereon: Residential Dwelling Judgment Amount: \$126,989.44

#### No. 18-SU-168

FIRST NATIONAL BANK OF PENNSYLVANIA vs.

VISTA INVESTMENTS, LLC, VISTA INVESTMENTS, LLC

Property: 3375 Carlisle Road, Gardners, PA 17324 Parcel: 40G04-0025A--000 Tyrone Township, Pennsylvania Improvements on residential dwelling Judgment Amount: \$926,928.93 Attorneys for Plaintiff: Scott A. Dietterick, Esquire JSDC Law Offices.

#### No. 14-SU-1484 CITIBANK, N.A., AS TRUSTEE ON BEHALF OF THE NRZ PASS-THROUGH TRUST VI,

vs. DORIS M. WALTER, PAUL J. WALTER, JR. Property: 17 Pin Oak Drive, Gettysburg, PA 17325 Parcel: 06-006-0009B-000 Improvements thereon consist of a residential dwelling Judgment Amount: \$227,828.18 Attorneys for Plaintiff: Stephen M. Hladik, Esquire Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue North Wales, PA 1945

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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> James W. Muller 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 MARY E. BAUMGARDNER, a/k/a, MARY ELLEN BAUMGARDNER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Daniel Burns, 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 PRINCE A. HENLON, a/k/a PRINCE A. HELON, JR., DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Xavier O. Henlon, c/o Barbara Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

ESTATE OF ANNE K. MUMMERT, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Holly Mummert Udy, 18704 Mesa Terrace #6, Hagerstown, MD 21742

Attorney: Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

ESTATE OF FRANKLIN D. REICHART, DEC'D

- Late of Oxford Township, Adams County, Pennsylvania
- Michael D. Reichart, 850 Berlin Road, New Oxford, PA 17350

Attorney: Ann C. Shultis, Esq., Shultis Law, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331 ESTATE OF RONNIE B. STEWARD

- Late of Reading Township, Adams County, Pennsylvania
- Executor: William B. Steward, 23 Bragg Drive, East Berlin, PA 17316

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

#### SECOND PUBLICATION

ESTATE OF STEVEN FRED AIKENS, DEC'D

- Late of Oxford Township, Adams County, Pennsylvania
- Administratrix: Mrs. Jo Anne Aikens, 757 Lingg Road, New Oxford, PA 17350

Attorney: George W. Swartz, II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF MARLENE ANN AUMEN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Michael Alan Aumen, 135 Sherry Drive, McSherrystown, PA 17344

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

- ESTATE OF GERALD J. GROFT, SR.
- a/k/a GERALD J. GROFT, DEC'D
  - Late of Mt. Pleasant Township, Adams County, Pennsylvania
  - Executor: Gerald J. Groft, Jr., c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
  - Attorney: Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
- ESTATE OF TERRI L. NEIDERER, DEC'D
- Late of Germany Township, Adams County, Pennsylvania

Executrix: Christine A Clouser, c/o John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

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

- ESTATE OF EFFIE LOU SHEELY, DEC'D
  - Late of the Borough of New Oxford, Adams County, Pennsylvania
  - Executor: Eugene Blake Lippy, 248 Glenville Road, Hanover, PA 17331
  - Attorney: Larry W. Wolf, P.C., 215 Broadway, Hanover PA 17331

#### THIRD PUBLICATION

- ESTATE OF JEAN S. HOLDER, DEC'D
  - Late of Cumberland Township, Adams County, Pennsylvania
  - Executor: William L. Holder, 29 Long Lane, Middletown, CT 06457

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

ESTATE OF EDNA REBECCA MATTHEWS, DEC'D

- Late of Oxford Township, Adams County, Pennsylvania
- Executrix: Patsy A. Leese, 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 LEROY C. MILHIMES, DEC'D

- Late of Straban Township, Adams County, Pennsylvania
- Donald L. Milhimes, P.O. Box 4882, Gettysburg, PA 17325
- Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

ESTATE OF RICHARD F. ORNDORFF, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

- Executrix: Doris R. Bunty, 660-F Green Springs Road, Hanover, PA 17331
- Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331

ESTATE OF MARY LILLIAN PIFER, DEC'D

- Late of Oxford Township, Adams County, Pennsylvania
- Executrix: Juanita Gonzalez, 21 Highland Avenue, Hanover, PA 17331
- Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331

ESTATE OF HERMAN J. REDDING, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

- Co-Executors: Jane M. Redding, 14824 Sabillasville Road, Thurmont, MD 21788; William J. Redding, 1029 Ram Drive, Apt. 48, Hanover, PA 17331; Anthony D. Redding, 1029 Old Route 30, Orrtanna, PA 17353
- Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

#### THIRD PUBLICATION CONTINUED

ESTATE OF MARY ESTHER REED, DEC'D

- Late of Mt. Joy Township, Adams County, Pennsylvania
- David E. Reed, 3903 Valrico Grove Drive, Valrico, FL 33594

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

- ESTATE OF FAYE G. SLUSSER, DEC'D
  - Late of Hamiltonban Township, Adams County, Pennsylvania
  - Executrix: Valerie S. Gemmill, 1124 Hawley Drive, Lancaster, PA 17603
  - Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

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Good for your client. Good for Adams County. Good for you.