

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CHANGE OF DATE NOTICE

Pursuant to Judicial Emergency Supervisory Order No. 2020-SO-34, Sheriff's Sales scheduled for May 15, 2020 are hereby rescheduled to June 19, 2020 at 10:00am in the Multi-Conference Room at the Adams County Human Services Building located at 500 Boyds School Road, Gettysburg, Pennsylvania, Cumberland Township.

5/1 & 5/8

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 June 2020, at 10:00 o'clock in the Multi-Conference Room at the Adams County Human Services Building, located at 500 Boyds School Road, Gettysburg, Pennsylvania, Cumberland Township, the following real estate, viz.:

No. 18-SU-1041

Pennymac Loan Services, LLC

vs..

Denis D. Bailey

Property Address: 19 East Imperial Drive, Aspers, PA 17304

Owner(s) of Property situate in Menallen Township

Parcel Number: 29-F0S-0162-000

Improvements Thereon: Residential

Dwelling

Judgement Amount: \$236,467.07

Attorneys for Plaintiff:

Powers Kirn, LLC

No. 19-SU-1308

American Financial Resources, INC.

vs.

John Jesse Cash, Sr. and Jennifer Ann Cash

Property Address: 143 Stoners Circle, Littlestown, PA 17340

Owner(s) of property situate in

Littlestown Borough

Parcel Number: 27004-0264-000

Improvements Thereon: Residential

Dwelling

Judgement Amount: \$219,227.67

Attorneys for Plaintiff:

Stern & Eisenberg PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

No. 19-SU-646

Lakeview Loan Servicing, LLC

vs.

Albert Collins, Any/All Known and Unknown Heirs, Personal

Representatives, and Devisees of

Albert Collins, Deceased

Property Address: 46 Cannon Lane,

Gettysburg, PA 17325

Owner(s) of Property Situate in

Gettysburg Borough

Parcel Number: 32011-0059---000

Improvement Thereon: Residential

Dwelling

Judgement Amount: \$143,835.40

Attorneys for Plaintiff:

Stern & Eisenberg PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

No. 19-SU-1300

Lakeview Loan Servicing, LLC

vs.

Kenneth Wayne Cregger and

Jacqueline Michelle Cregger

Property Address: 19 Tree Top Trail, Fairfield, PA 17320

Owner(s) of property situate in Carroll Valley

Parcel Number: 430020050-000

Improvements Thereon: Residential

Dwelling

Judgement Amount: \$281,456.11

Attorneys for Plaintiff:

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 19-SU-1416

Roundpoint Mortgage Servicing

Corporation

vs.

Nicholas Dowd

Property Address: 897 Orchard Lane,

Aspers, PA 17304

Owner(s) of property situate in Menallen Township

Parcel Number: 29F06-0060-000

Improvements Thereon: Residential

Dwelling

Judgement Amount: \$128,659.66

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 19-SU-146

One Main Financial Services, INC.

vs.

Edith Catherine Kline

Property Address: 928 Centennial

Road, New Oxford, PA 17350

Owner(s) of property situate in Mt.

Pleasant Township

Parcel Number: 32L12-0022-000

Improvements Thereon: Residential

Dwelling

Judgement Amount: \$64,817.94

Attorneys for Plaintiff:

Milstead & Associates, LLC

1 E. Stow Road

Marlton, NJ 08053

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

4/17, 4/24 & 5/1

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No. 19-SU-1301

U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee For the RMAC Trust Series 2016-CTT-

vs.

Lindsey Knight a/k/a Lyndsey Kennedy

Property Address: 1680 Hanover Pike, Littlestown, PA 17340

Owner(s) of Property situate in Union Township

Parcel Number: 01-41-K16-0034-00-000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$156,246.99

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 19-SU-993

Selene Finance LP

vs.

Jody L. Milam

Property Address: 417 Third Street, Hanover, PA 17331

Owner(s) of property situate in Conewago Township

Parcel Number: 08008-0191---000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$120,160.64

Attorneys for Plaintiff:

Law Office of Shapiro & Denardo, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

No. 19-SU-1030

Lyink Investments, LLC

vs.

Richard Bryan Myford and Dana Myford

Property Address: 112 Baltimore Road, York Springs, PA 17372

Owner(s) of property situate in Latimore Township

Parcel Number: 23J03-00015A-000

Improvements Thereon: Vacant lot with garage

Judgement Amount: \$48,931.80 (plus interest and costs)

Attorneys for Plaintiff:

Max L. Lieberman & Associates, P.C.

591 Skippack Pike, Suite 400

Blue Bell, PA 19422

No. 20-SU-66-A

Belco Community Credit Union

vs.

Reed 1860 LLC, Thomas E. Varish

Property Address: 1860 Baltimore Pike, Gettysburg, PA 17325

Owner(s) Of property situate in Mount Joy Township

Parcel Number: 30-G14-0074

Improvements Thereon: Residential Dwelling

Judgement Amount: \$370,216.27 (plus interest and fees accrued from 1/15/2020)

Attorneys for Plaintiff:

Martson Law Office

No. 19-SU-1347

Amerihome Mortgage Company, LLC

vs.

Kayla Elizabeth Shipley and Jacob Adam Martin

Property Address: 165M Church Road a/k/a 165 M Church Road, Orrtanna, PA 17353

Owner(s) of property situate in Franklin Township

Parcel Number: 12B09-0084---000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$138,690.19

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-914

Kenneth E. Stake

vs.

Charles E. Southard, III and Tasha N. Southard

Property Address: 6491G

Chambersburg Road, Fayetteville, PA 17222

Owner(s) of property situate in Franklin Township

Parcel Number: formerly a portion of Tax Map and Parcel No. 12A09-0021---

000, Tax Map and Parcel No. 12A09-

0027---000 and Tax and Parcel No.

12A09-0028-000

Improvements Thereon: One-story

residence with attached carport, electrical baseboard heating and

outdoor wood burning stove for

additional heating, detached two-car garage, spring fed water supply, private

septic system

Judgement Amount: \$173,538.97

Attorneys for Plaintiff:

Kenneth E. Stake: Joseph A. Macaluso,

Attorney at Law

P.O. Box 83, Orrstown, PA 17244

No. 20-SU-66-B

Belco Community Credit Union

vs.

Thomas E. Varish, Reed 1860 LLC

Property Address: 1864 Baltimore Pike, Gettysburg, PA 17325

Owner(s) of property situate in Mount Joy Township

Parcel Number: 30-G14-0075

Improvements Thereon: Residential Dwelling

Judgement Amount: \$ 370,216.27

Attorneys for Plaintiff:

Martson Law Office

No. 19-NO-419

New Oxford Municipal Authority

vs.

Gwen J. Vinciguerra

Property Address: 7 East Locust Lane, New Oxford, PA 17350

Owner(s) of property situate in Oxford Township

Parcel Number: 35009-0024-000

Improvements Thereon: Residential

Dwelling

Judgement Amount: \$902.20

Attorneys for Plaintiff:

Stock and Leader

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No. 19-SU-1010**Wells Fargo Bank, N.A.**

vs.

Jason A. Forsythe and Lori A. Forsythe

Property Address: 1 Howard Drive, East Berlin, PA 17316
Owner(s) of property situate in Latimore Township

Parcel Number: 23101-0013A---000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$203,517.31

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-939

Bank of America, N.A. As Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Servicing, LP

vs.

Debra A. Frantz

Property Address: 41 Birch Drive, Hanover, PA 17331

Owner(s) of property situate in Conewago Township

Parcel Number: 08021-0222---000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$222,943.41

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-272**Pingora Loan Servicing, LLC**

vs.

Kevin L. Hoffheins

Property Address: 675 Abbottstown Pike, Abbottstown, PA 17301

Owner(s) of property situate in Berwick Township

Parcel Number: 04L11-0020-000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$156,220.49

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-115**Wells Fargo Bank, National Association**

vs.

Roger K. Hollenbaugh, III and Kelly L. Hollenbaugh

Property Address: 4581 Baltimore Pike, Littlestown, PA 17340

Owner(s) of property situate in Germany Township

Parcel Number: 15-116-0044-000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$174,001.36

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

No. 19-SU-1097**Pennymac Loan Services, LLC**

vs.

Kenneth Richard Kauffman and Debbie L. Kauffman

Property Address: 344 S Washington Street, Gettysburg, PA 17325

Owner(s) of property situate in the Gettysburg Borough

Parcel Number: 10-346A

Improvements Thereon: Residential Dwelling

Judgement Amount: \$145,251.03

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-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 and Nancy Starnier Miller

Property Address: 872 Peach Glenn Idaville Road, Gardners, PA 17324

Owner(s) of property situate in Tyrone Township

Parcel Number: 40F03-0011C-000

Improvements Thereon: Single Family Residential Dwelling

Judgement Amount: \$172,431.58

Attorneys for Plaintiff:

Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

No. 19-SU-905**Wells Fargo Bank, N.A.**

vs.

Elizabeth Roden, As Believed Heir and/or Administrator of the Estate of James Gilbert Roden, a/k/a James Roden, Unknown Heirs and/or Administrator to the Estate of James Gilbert Roden, a/k/a James Roden

Property Address: 56 Kinneman Road, Abbottstown, PA 17301

Owner(s) of property situate in Abbottstown Borough

Improvements Thereon: Residential Dwelling

Judgement Amount: \$136,975.20

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

No. 19-SU-1238

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not individually but as trustee for Hilldale Trust

vs.

Stephanie A. Talpas and Steve M. Talpas

Property Address: 1226 Pine Run Road, Abbottstown, PA 17301

Owner(s) of property situate in Hamilton Township

Parcel Number: 17-K09-0018E-000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$194,184.27

Attorneys for Plaintiff:

KML Law Group, P.C.

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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 ROBERT WILMER BAKER, SR., a/k/a ROBERT W. BAKER, a/k/a ROBERT WILMER BAKER DEC'D

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

Executor: Robert Baker, Jr., 17729 Cliffbourne Lane, Derwood, MD 20855

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

ESTATE OF LOUIS T. GUTHRIE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Matthew L. Guthrie, 886 Laurel Woods Lane, Hanover, PA 17331; Susan Guthrie Doran, 106 Lyn Circle, York, PA 17403; Daniel T. Guthrie, 6200 Hauser School Road, York, PA 17406; Stephen H. Guthrie, 31339 Lynn Drive, Bethany Beach, DE 19930

Attorney: Matthew L. Guthrie, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF MARY S. LOBINGIER, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executor: Barry L. Lobingier, c/o George F. Douglas III, Esq., Salzmänn Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

Attorney: George F. Douglas III, Esq., Salzmänn Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

ESTATE OF MARY V. SPALDING, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Co-Executrices: Linda K. Williams, 232 Bankert Road, Hanover, PA 17331; Brenda Lee Niedererr, 108 Overhill Drive, Chambersburg, PA 17202

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

SECOND PUBLICATION

ESTATE OF WILLIAM H. GEBHART, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executrix: Jo Ann Smith, 545 Lingg Road, New Oxford, PA 17350

Attorney: Alex E. Snyder, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

THIRD PUBLICATION

ESTATE OF WILLIAM S. LENER, a/k/a WILLIAM LENER, SR., DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Michelle S. Eckenrode, 625 Funt Road, Aspers, PA 17304

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



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