

Adams County Legal Journal

Vol. 61

February 28, 2020

No. 43

Invest with Experience.

The right financial partner will help you plan for the future and manage investments with you and your family's best interests first and foremost. No need to look further...you've found the right partner at ACNB Bank.

Securities and Insurance Products are: NOT FDIC INSURED • MAY LOSE VALUE • NOT BANK GUARANTEED • NOT A DEPOSIT • NOT INSURED BY ANY FEDERAL GOVERNMENT ENTITY



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

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.

All rights reserved.

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

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Directors and the Shareholders of GLENN'S FAMILY RESTAURANT, INC., formerly with an office at South Main Street, Biglerville, Pennsylvania, 17307 and most recently with contact information c/o Jane Little at 1480 Potato Road, Aspers, Pennsylvania, 17304 has voted to voluntarily dissolve the Corporation. The Board of Directors of the Corporation is currently engaging in the winding-up and settling of the affairs of the Corporation. This Notice of the dissolution proceedings is given pursuant to Section 1975 of Pennsylvania Business Corporation Law of 1988 as amended.

Robert E. Campbell, Esq. Salzman Hughes, P.C 112 Baltimore Street, Suite 1 Gettysburg, PA 17325 Attorney for Corporation

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 Judgement 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

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

Judgment Amount: \$135,401.80

Attorneys for Plaintiff:

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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

2/21, 2/28 & 3/6

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 LORETTA M. NACE, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Personal Representative: Connie J. Grove, 40 Brewster Street, Hanover, PA 17331

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF BARBARA A. NEWLIN a/k/a BARBARA ANN NEWLIN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Laurie J. Hamilton, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

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

SECOND PUBLICATION*No Estate Notices***THIRD 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, Orrtanna, 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



What are your clients' favorite things?

Chances are, your clients care deeply about certain organizations and causes. Help them bring their dreams to fruition with free philanthropic planning tools and ongoing support from the Adams County Community Foundation.

- Expertise in all areas of gift planning
- Free, confidential consultations
- Respect for your client relationships
- Facilitation of charitable giving in Adams County and beyond

To find out more, contact Ralph M. Serpe:
717-337-0060 / rserpe@adamscountycf.org



ADAMS COUNTY
**COMMUNITY
FOUNDATION**

25 South 4th Street
Gettysburg, PA
www.adamscountycf.org

*Good for your clients. Good for the community. **Good for you.***