

# Adams County Legal Journal

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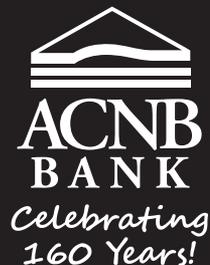
## IN THIS ISSUE

NEIL L. FISHEL AND JAIMIE L. FISHEL VS.  
S AND S HOME IMPROVEMENTS, INC.

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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 11, 2020 to elect directors and to transact any other business properly presented.

Attest: Scott A. Hawk  
Secretary

12/13, 12/20, 12/27, 1/3

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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 17th day of January 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. 17-SU-1347

**Eastern Savings Bank, FSB**  
vs.

**Robert J. Aumen, Sharon M. Aumen**  
Property Address: 729-731 Third Street,  
Hanover, PA 17331

Owner(s) of property situate in  
Conewago Township, Adams County,  
PA

Parcel Number: 08-005-0275

Improvements Thereon: Residential  
Dwelling

Judgement Amount: \$98,335.62

Attorneys for Plaintiff:

**James Smith Dietherick & Connelly, LLP**  
11 E. Chocolate Avenue, Suite 300  
Hershey, PA 17033

No. 19-SU-675

**Pennymac Loan Services, LLC**  
vs.

**Martin A. Eichelberger**  
Property Address: 206 Jacobs Street,  
East Berlin, PA 17316

Owner(s) of property situate in East  
Berlin Borough, Adams County, PA

Parcel No.: 10006-0053-000  
Improvements Thereon: Residential  
Dwelling

Judgment Amount: \$177,954.57

Attorneys for Plaintiff:

**Powers Kirn, LLC**

No. 19-SU-403

**PNC Bank, National Association,**  
**Successor In Interest To National City**  
**Real Estate Services, LLC, Successor**  
**By Merger To National City Mortgage,**  
**Inc., Formerly Known As National City**  
**Mortgage Co.**

vs.  
**Susan Feeser, Solely In Her Capacity**  
**As Heir Of Jerry F. Feeser Deceased,**  
**Shayla L. Feeser, Solely In Her**  
**Capacity As Heir Of Jerry F. Feeser**  
**Deceased, The Unknown Heirs Of**  
**Jerry F. Feeser Deceased, Tara**  
**Udzinski, Solely In Her Capacity As**  
**Heir Of Jerry F. Feeser Deceased**  
Property Address: 560 Oxford Avenue,  
Hanover, PA 17331

Owner(s) of property situate in  
Conewago Township, Adams County,  
PA

Parcel Number: 08K13-0049-000

Improvements Thereon: Residential  
Dwelling

Judgment Amount: \$65,730.61

Attorneys for Plaintiff:

**KML Law Group, P.C.**

No. 19-SU-772

**Home Point Financial Corporation**  
vs.

**Charles W. Flory, Jr.**  
Property Address: 1550 Hanover Road,  
Gettysburg, PA 17325

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

Parcel Number: 38G13-0045---000  
Improvements Thereon: Residential  
Dwelling

Judgment Amount: \$133,577.08

Attorneys for Plaintiff:

**Phelan Hallinan Diamond & Jones, LLP**

No. 19-SU-886

**Newrez LLC f/k/a New Penn Financial,**  
**LLC d/b/a Shellpoint Mortgage**  
**Servicing**

vs.

**John Harrison, Christina Harrison**  
Property Address: 141 Shorb Mill Road,  
a/k/a 141 Shorbs Mill Road, Fairfield,  
PA 17320

Owner(s) of property situate in Freedom  
Township, Adams County, PA

Parcel Number: 13E18-0020A-000  
Improvements Thereon: Residential  
Dwelling

Judgment Amount: \$234,847.60

Attorneys for Plaintiff:

**Phelan Hallinan Diamond & Jones, LLP**

No. 19-SU-1022

**Amerihome Mortgage Company, LLC**  
vs.

**Stanley W. Herring, Lauren R. Herring**  
Property Address: 70 Blenheim Street,  
Hanover, PA 17331

Owner(s) of property situate in  
Conewago Township, Adams County,  
PA

Parcel Number 08031-0073---000  
Improvements Thereon: Residential  
Dwelling

Judgment Amount: \$209,178.85

Attorneys for Plaintiff:

**Phelan Hallinan Diamond & Jones, LLP**

No. 15-SU-1277

**Belco Community Credit Union**  
vs.

**Ronald G. Hobbs**  
Property Address: 2031 Table Rock  
Road, Biglerville, PA 17307

Owner(s) of property situate in Butler  
Township, Adams County, PA

Parcel No. 07-F08-0057

Improvements Thereon: Residential  
Dwelling

Judgement Amount: \$122,629.00

Attorneys for Plaintiff:

**Martson Law Offices**  
10 East High Street, Carlisle, PA 17013

No. 19-SU-634

**Lakeview Loan Servicing, LLC**  
vs.

**Christopher John Hoffman, Lori A.**  
**Hoffman**

Property Address: 423 South Street,  
McSherrystown, PA 17344

Owner(s) of property situate in the  
Borough/Township of McSherrystown,  
Adams County, PA

Parcel Number: 28005-0285---000  
Improvements Thereon: Residential  
Dwelling

Judgment Amount: \$192,435.11

Attorneys for Plaintiff:

**Stern & Eisenberg, P.C**  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976

No. 19-SU-676

**U.S. Bank National Association**  
vs.

**Claude W. Holmes, III, Rebecca L.**  
**Holmes**  
Property Address: 420 North Street,  
McSherrystown, PA 17344

Owner(s) of property situate in the  
McSherrystown Borough, Adams  
County, PA

Parcel Number: 28005-0136---000,  
01-28005-0136-000

Improvements thereon: Residential  
Dwelling

Judgment Amount: \$151,804.10

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

12/20, 12/27 & 1/3

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 17th day of January 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. 18-SU-947**  
**Newrez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing**  
 vs.  
**Susan M. King Green**  
 Property Address: 250 Old Railroad Road, Biglerville, PA 17307  
 Owner(s) of property situate in Menallen Township, Adams County, PA  
 Parcel Number: 29D05-0025---000  
 Improvements Thereon: Residential Dwelling  
 Judgement Amount: \$230,868.51  
 Attorneys for Plaintiff:  
 McCabe, Weisberg & Conway, LLC  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 19-SU-614**  
**Ditech Financial LLC**  
 vs.  
**Michele M. Krichinsky, Corey S. Knoedler, Kristy C. Knoedler**  
 Property Address: 317 North Street, McSherrystown, PA 17344  
 Owner(s) of property situate in the Borough Of McSherrystown, Adams County, PA  
 Parcel Number: 28001-0090-000  
 Improvements Thereon: Residential Dwelling  
 Judgment Amount: \$ 153,657.39  
 Attorneys for Plaintiff:  
 RAS Citron LLC

**No. 19-SU-659**  
**PNC Bank, National Association**  
 vs.  
**Laura Misee, a/k/a Laura Ann Misee, a/k/a Laura A. Misee, Vera Christine Worley, a/k/a V. Christine Mika, a/k/a V. Christine Worley**  
 Property Address: 638 Aspers Bendersville Road, Aspers, PA 17304  
 Owner(s) of property situate in Menallen Township, Adams County, PA  
 Parcel Number: 29f05-0099---000  
 Improvements Thereon: Residential Dwelling  
 Judgment Amount \$17,773.69  
 Attorneys for Plaintiff:  
 Manley Deas Kochalski LLC  
 P.O. Box 165028  
 Columbus, OH 43216-5028  
 614-220-5611

**No. 19-SU-1029-B**  
**Pennian Bank f/k/a First National Bank Of Mifflintown**  
 vs.  
**Jane A. Oyler, William J. Oyler, Mary Ann K. Oyler**  
 Property Address: 330 and 400 Peasant Valley Road, Biglerville, PA 17307  
 Owner(s) of property situate in Franklin Township, Adams County, PA  
 Improvements thereon: Residential Dwelling  
 Judgment Amount: \$1,373,506.48 (plus interest and fees accrued from 8/13/2019)  
 Attorneys for Plaintiff:  
 Martson Law Office  
 Seth T. Mosebey, Esquire

**No. 19-SU-1029-A**  
**Pennian Bank f/k/a First National Bank Of Mifflintown**  
 vs.  
**William J. Oyler, Mary Ann K. Oyler, Jane A. Oyler**  
 Property Address: 1009 Fairview Fruit Road, Gettysburg, PA 17325  
 Owner(s) of property situate in Franklin Township, Adams County, PA  
 Parcel Number: 12E10-0001-00  
 Improvement Thereon: Residential Dwelling  
 Judgment Amount:\$1,373,506.48 (plus interest and fees accrued from 8/13/2019)  
 Attorneys for Plaintiff:  
 Martson Law Office  
 Seth T. Mosebey, Esquire

**No. 19-SU-867**  
**Newrez LLC d/b/a Shellpoint Mortgage Servicing**  
 vs.  
**Lucinda M. Slenker, Cathy A. Wilson**  
 Property Address: 43 Kohler Mill Road, New Oxford, PA 17350  
 Owner(s) of property situate in the New Oxford Borough, Adams County, PA  
 Parcel Number: 34004-0044C---000  
 Improvements thereon: Residential Dwelling  
 Judgment Amount: \$178,352.34  
 Attorneys for Plaintiff:  
 Phelan Hallinan Diamond & Jones, LLP

**No. 19-SU-971**  
**Deutsche Bank National Trust Company, As Trustee, In Trust For Registered Holders Of Long Beach Mortgage Loan Trust 2006-9, Asset-Backed Certificates, Series 2006-9**  
 vs.  
**Paul D. Stover, Maureen E. Stover**  
 Property Address: 2861 Tract Road, Fairfield, PA 17320  
 Owner(s) of property situate in Liberty Township, Adams County, PA  
 Parcel Number: 25D18-0029---000  
 Improvements Thereon: Residential Dwelling  
 Judgment Amount: \$132,010.22  
 Attorneys for Plaintiff:  
 Stephen M. Hladik, Esquire  
 Hladik, Onorato & Federman, LLP  
 298 Wissahickon Avenue  
 North Wales, PA 19454

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.

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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  
 12/20, 12/27 & 1/3

SHERIFF SALES

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**No. 18-SU-149**  
**U.S. Bank National Association**  
 vs.  
**The Estate Of Michael B Sutherland, Tanner Sutherland, As Believed Heir And/Or Administrator To The Estate Of Michael B. Sutherland, Nathaniel Sutherland, As Believed Heir And/Or Administrator To The Estate Of Michael B. Sutherland, Noah Sutherland, As Believed Heir And/Or Administrator To The Estate Of Michael B. Sutherland, Samuel Sutherland, As Believed Heir And/Or Administrator To The Estate Of Michael B. Sutherland, Elizabeth Nevells, As Believed Heir And/Or Administrator To The Estate Of Michael B. Sutherland, Unknown Heirs And/Or Administrator To The Estate Of Michael B. Sutherland**  
 Property Address: 346 Lafayette Drive, Littlestown, PA 17340  
 Owner(s) of property situate in the Borough of Littlestown, Adams County, PA  
 Parcel Number: 27011-0220-00  
 Improvements Thereon: Residential Dwelling  
 Judgment Amount \$189,791.07  
 Attorneys for Plaintiff:  
 Manley Deas Kochalski LLC  
 P.O. Box 165028  
 Columbus, OH 43216-5028  
 614-220-5611

**No. 19-SU-227**  
**Bank of America, N.A., Successor By Merger To Countrywide Bank, FSB**  
 vs.  
**Geraldine L. Tonti**  
 Property Address: 2636 Emmitsburg Road, Unit 63, Gettysburg, PA 17325  
 Owner(s) of property situate in Cumberland Township, Adams County, PA  
 Parcel Number: 09E16-0077--063  
 Improvements Thereon: Residential Condominium Dwelling  
 Judgment Amount: \$56,574.31  
 Attorneys for Plaintiff:  
 Powers Kirn, LLC

**No. 19-SU-321**  
**PNC Bank, National Association**  
 vs.  
**Kathi Ann Tsatiris, The Unknown Heirs Of Victor Tsatiris a/k/a Victor M. Tsatiris Deceased**  
 Property Address: 1611 Braggtown Road, f/k/a 1609 Braggtown Road, East Berlin, PA 17316  
 Owner(s) of property situate in Latimore Township, Adams County, PA  
 Parcel Number: 23K04-0011-000  
 Improvements Thereon: Residential Dwelling  
 Judgment Amount: \$46,392.56  
 Attorneys for Plaintiff:  
 KML Law Group, P.C.

**No. 19-SU-861**  
**Wells Fargo Bank, N.A. S/B/M**  
**Wachovia Bank, National Association**  
 vs.  
**Sherry Lee Turner A/K/A Sherry L. Turner a/k/a Sherry L. Rutledge**  
 Property Address: 159 Pine Valley Road, McKnightstown, PA 17343  
 Owner(s) of property situate in Franklin Township, Adams County, PA  
 Parcel Number: 12DII-0003---000  
 Improvements thereon: Residential Dwelling  
 Judgment Amount: \$381,506.53  
 Attorneys for Plaintiff:  
 Phelan Hallinan Diamond & Jones, LLP

**No. 18-SU-628**  
**Wells Fargo Bank, N.A.**  
 vs.  
**Cheryl L. Warner**  
 Property Address: 121 S. Third Street, McSherrystown, PA 17344  
 Owner(s) of property situate in the Borough of McSherrystown, Adams County, PA  
 Parcel Number: 28006-0058-000  
 Improvements Thereon: Residential Dwelling  
 Judgment Amount: \$113,887.84  
 Attorneys For Plaintiff:  
 Powers Kirn, LLC

**No. 18-SU-710**  
**Bayview Loan Servicing, LLC**  
 vs.  
**Michael P. Werdebaugh, Individually And As Administrator Of The Estate Of Joan Werdebaugh a/k/a Joan L. Werdebaugh**  
 Property Address: 325 Orphanage Road, Littlestown, PA 17325  
 Owner(s) of property situate in Mount Joy Township, Adams County, PA  
 Parcel Number: 30-GI7-0027A-000  
 Improvements Thereon: Residential Dwelling  
 Judgment Amount: \$113,303.72  
 Attorneys for Plaintiff:  
 Matteman, Weimoth, & Miller, P.C.  
 401 Route 70 East, Suite 100  
 Cherry Hill, NJ 08034  
 (856) 429-5507

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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 RONALD L. DAVIS, SR. a/k/a RONALD LEE DAVIS, SR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Rosemary L. Kitzinger, 207 Morning Frost Street, Taneytown, MD 21787

Attorney: Robert L. McQuaide, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF CHARLES A. MARKEL, DEC'D

Late of the Borough of New Oxford, Adams County, Pennsylvania

Personal Representative: Tamara A. Gross, 145 Kevin Drive, New Oxford, PA 17350

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

ESTATE OF TIMOTHY L. WEISER, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Co-Executors: Carol L. Weiser, 830 Old US Route 15, York Springs, PA 17372; Bradford L. Weiser, 15 Nicolas Drive, Carlisle, PA 17015

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

## SECOND PUBLICATION

ESTATE OF VEVA H. CHAPMAN, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Executor: Melvin G. Chapman, Jr. c/o David A. Peckman, Esq., Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438

Attorney: David A. Peckman, Esq., Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438

ESTATE OF NANCY LEE DE MUNBRUN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Jessica L. Pope, 100 Hemlock Drive, Hanover, PA 17331

ESTATE OF WENDELL L. LEHMAN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Administrator, D.B.N., C.T.A.: Robert R. Church, c/o William R. Church, Esq., Keefer Wood Allen & Rahal, LLP, P.O. Box 11963, Harrisburg, PA 17108-1963

Attorney: William R. Church, Esq., Keefer Wood Allen & Rahal, LLP, O. Box 11963, Harrisburg, PA 17108-1963

ESTATE OF DONNA L. MAXWELL a/k/a DONNA LEE MAXWELL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Todd R. Maxwell, 962 Lily Springs Road, Glensville, PA 17329

Attorney: Amy E.W. Ehrhart, Esq., 118 Carlisle Street, Suite 202, Hanover, PA 17331

ESTATE OF THOMAS E. PIPER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Deborah Piper Litten a/k/a Deborah Piper Williams 14 N. Steeplechase, Gettysburg, PA 17325

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

ESTATE OF MARTHA MAE WHITE WOERNER a/k/a MAE M. WOERNER a/k/a MAE W. WHITE a/k/a MARTHA M. WOERNER a/k/a MARTHA MAY SHRYOCK WHITE, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: Harold R. Shriner, 334 Second Avenue, Hanover, PA 17331

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

## THIRD PUBLICATION

ESTATE OF RENNIS E. CARSON, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executrix: Karen J. Lison, 12898 Old Forge Road, Waynesboro, PA 17268

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

ESTATE OF BETTY R. GEISLER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Gina M. Robertson, 293 Thomas Drive, Gettysburg, PA 17325; Mark A. Geisler, 1903 Birchwood Park Drive North, Cherry Hill, NJ 08003

Attorney: Francis C. Miller, Esq., Miller Law Offices, Washington Square Building, Suite D, 21 West Washington Street, West Chester, PA 19380

ESTATE OF PAUL J. MOREHEAD, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administratrix: Kathryn L. Strevig, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

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

ESTATE OF EUGENE C. STAUB, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Administrator CTA: Gregory A. Staub, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

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

ESTATE OF EUGENIA F. STERNER, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

James Sterner, 503 South Street, McSherrystown, PA 17344



# What are your clients' favorite things?

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717-337-0060 / [rserpe@adamscountycf.org](mailto:rserpe@adamscountycf.org)



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