# Adams County Legal Journal

Vol. 60

November 2, 2018

No. 26

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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

NOTICE IS HEREBY GIVEN, that the Board of Directors and the Shareholders of CAMPBELL & WHITE, P.C., a Pennsylvania Professional Corporation, with an office and principal place of business at 112 Baltimore Street. Gettysburg, Adams County. Pennsylvania 17325, have voted to voluntarily dissolve the corporation due to its joining the firm of Salzmann Hughes, P.C. 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 the Pennsylvania Business Corporation Law of 1988 as amended.

> Robert E. Campbell, Esq. Campbell & White, P.C. 112 Baltimore Street Gettysburg, PA 17325 Attorney for Corporation

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#### INCORPORATION NOTICE

ABRAHAM LINCOLN AMERICAN HERITAGE FOUNDATION, INCORPORATED hereby gives notice that articles of incorporation were filed on 10/17/2018 with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Non Profit Corporation Law under Section 5306. Purpose: Preserving and sharing history and culture of President Abraham Lincoln.

11/2

#### NOTICE OF FILING OF ARTICLES OF INCORPORATION

NOTICE IS GIVEN that the Articles of Incorporation of JMA RESOURCES, INC. have been filed with the Pennsylvania Department of State, and the corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

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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, November 16, 2018 at 8:30 a.m.

**SMITH** – Orphans' Court Action Number OC-29-2017. The First and Final Account of Kimberly A. Evans and Patricia Ann Smith, Executrixes of the Estate of Kathleen B. Smith, late of Huntington Township, Adams County, Pennsylvania.

WALKER – Orphans' Court Action Number OC-107-2018. The First and Final Account of Gayle E. Walker, Administratrix of the Estate of James Allen Walker, late of Hamilton Township, Adams County, Pennsylvania.

> Kelly A. Lawver Clerk of Courts

11/2 & 11/9

#### 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 16th day of November 2018, 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-367

#### JPMorgan Chase Bank, National Association

vs.

#### August M. Ayre, Jr., Linda A. Ayre

Address: 308 Maple Drive, Hanover, PA 17331 Parcel: 08021-0246---000 Conewago Township Improvements Thereon: Residential Dwelling Judgment Amount: \$229,160.09 Attorneys for Plaintiff: Shaprio and Denardo

#### No. 18-SU-453

Suntrust Mortgage, Inc. vs.

#### Joshua J. Barrett, Jessica L. Barrett

Address: 315 Coon Road, Gardners, PA 17324-9639 Tax Parcel: 40F03-0004A--000 Tyrone Township, Adams County, Pennsylvania Improvements: Residential Dwelling Judgment Amount: \$181,185.52 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-153

Wells Fargo Bank, N.A.

Regis J. Beaken, Sr., Cindy L. Beaken Address: 528 Lexington Way, Littlestown, PA 17340 Borough of Littlestown Parcel Number: 27013-0033-000 Improvements: Residential Dwelling Judgment Amount: \$207,740.84 Attorneys for Plaintiff: Manley Deas Kochalski, LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

#### No. 18-SU-503 Freedom Mortgage Corporation vs.

#### Daniel R. Boyer, Kathleen Teresa Boyer

Address: 96 Pine Grove Furnace Road, Aspers, PA 17304-9656 Parcel Number: 29E04-0061A Menallen Township, Adams County, Pennsylvania Improvements: Residential Dwelling Judgment Amount: \$193,513.12 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-438

First Guaranty Mortgage Corporation vs.

# Michelle Nicole Boyle, Scott Michael Boyle

Address: 35 Shirley Lane, Littlestown, PA 17340 Parcel Number: 15117-0142---000

Germany Township, Adams County, Pennsylvania Improvements Thereon: Residential

Judgment Amount: \$195,502.54 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-122

#### Metlife Insurance Company USA vs.

# America A. Calderon, Eduardo A. Calderon

Address: 158 A Main Street, Arendtsville, PA 17303 Borough of Arendtsville Parcel: 02006-00040-00000 Improvements Thereon: Residential Dwelling Judgment Amount: \$138,290.73 Attorneys for Plaintiff: KML Law Group, P.C.

#### No. 18-SU-174 Citibank, N.A.

vs. Garrett W. Carter, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming Right, Title or Interest from or under Garrett W. Carter, Deceased Address: 2781 Cold Springs Road, Orrtanna, PA 17353 Parcel Number: 18B13-0026A-000

Hamiltonban Township, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgment Amount: \$102,530.55 Attorneys for Plaintiff: Powers, Kirn & Associates, LLC

#### No. 18-SU-727

Bank Of America, N.A. vs.

#### Joseph Allen Connelly, Sr., Connie Louise James Connelly

Address: 99 Toms Creek Trail, Fairfield, PA 17320 Parcel Number: 430460023-000 Carroll Valley Borough, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgment Amount: \$139,204.83 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-674 JPMorgan Chase Bank, N.A., S/B/M

Chase Home Finance, LLC vs. Glen J. Davis, Donna L. Davis Address: 131 East King St., Littlestown, PA 17340 Parcel : 27008-0281 Littlestown Borough, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgment Amount: \$120,137.64 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-426

Pennymac Loan Services, LLC vs. Ralph H. Doxsey Address: 17 McGinley Drive, Fairfield, PA 17320

Pa 17320 Parcel: 11007-0012---000 Situate in the Carroll Valley Borough, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgment Amount: \$149,005.16 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-482

Ditech Financial, LLC

#### Ashley N. Eckard, Brent Jaymes Neiman

Address: 349 Greensprings Road, Hanover, PA 17331 Berwick Township Parcel: 04L12-0066---000 Improvements: Residential Judgment Amount: \$167,828.45 Attorneys for Plaintiff: KML Law Group, P.C.

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

www.adamscounty.us 10/19, 10/26 & 11/2

#### SHERIFF SALES

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#### No. 18-SU-96

JPMorgan Chase Bank, N.A. vs.

#### Joshua Lee Eyler, Michele M. Eyler, Ralph L. Eyler, Deborah K. Eyler

Address: 1 C Pin Oak Drive, Gettysburg, PA 17325 Parcel: 06006-00006C--000 Bonneauville Borough, Adams County, PA Improvements: Residential Dwelling

Judgment Amount: \$156,964.23 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-609

#### JP Morgan Chase Bank, National Association

vs.

# Michael J. Ferguson, Melissa Jayne Ferguson

Address: 20 North High Street, Biglerville, PA 17307 Parcel: 05003-0088-000 Biglerville Borough Improvements: A Residential Dwelling Judgment Amount: \$255,428.49

#### No. 18-SU-380 Orrstown Bank

#### vs. Robert L. Guberman, Terry A. Guberman Address: 2819 York Road, Gettysburg, PA 17325 Parcel: 38H11-0056---000 Straban Township, Adams County, PA Judgment Amount: \$490,951.62 Improvements: Residental Attorneys for Plaintiff: JSDC

No. 18-SU-373

Wells Fargo Bank, N.A. vs.

#### Jerry Edward Haley, Jr.

Address: 220 Pine Grove Road, Hanover, PA 17331 Parcel: 41K17-0032---000 Union Township, Adams County, Pennsylvania Improvements: Residential Dwelling Judgment Amount: \$372,447.67 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 16-NO-121 New Oxford Municipal Authority vs. Larry John Henschke, Wilma L. Henschke Address: 125 Curtis Drive, New Oxford, PA 17350 Parcel: 35013-0144---000 Oxford Township, New Oxford, Adams County, Pennsylvania Improvements: Residential

Judgment Amount: \$1,847.46 Attorneys for Plaintiff: Stock and Leader

#### No. 16-SU-1050

Wells Fargo Bank, N.A. vs.

Jamie L. Lamb Address: 20 Sunshine Trail, Fairfield, PA 17320 Borough of Carroll Valley Parcel Number: 43002-0068 Improvements: Residential Dwelling Judgment Amount: \$185,392.37 Attorneys for Plaintiff: Manley Deas Kochalski, LLC 614-220-5611

#### No. 16-SU-1317

#### Pacific Union Financial, LLC vs.

Charles Leduc Address: 515 Lakeview Circle, Littlestown, PA 17340 Parcel: 27012-0025-000 Borough of Littlestown Improvements: Residential Dwelling Judgement Amount: \$150,310.66 Attorneys for Plaintff: KML Law Group, P.C.

#### No. 18-SU-281

#### Amerihome Mortgage Company, LLC vs. Michael A. McNew, Beth A. McNew Address: 201 Plantation Road, Biglerville, PA 17307 Parcel Number: 29C06-0036M-000 Township of Menallen, Adams County,

Pennsylvania Improvements Are Residential Dwelling Seized and taken in execution as the of Michael A. McNew and Beth A. McNew Attorneys for Plaintiff: McCabe Weisberg & Conway, LLC 123 South Broad Street Sutie 1400 Philadelphia, PA 19109

#### No. 18-SU-211

### Wells Fargo Bank, N.A.

Kathy L. Misner

Address: 9 Walnut Lane, New Oxford, PA 17350 Township of Oxford Parcel: 35009-0040---000 Improvements Residential Dwelling Judgment Amount: \$48,346.02 Attorneys for Plaintiff: Manley Deas Kochalski, LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

#### No. 18-SU-442

#### Freedom Mortgage Corporation vs.

#### **Robert William Reid**

Address: 10 Pheasant Trail, Fairfield, PA 17320 Parcel: 43002-0031---000 Carroll Valley Borough, Adams County, Pennsylvania Improvements Thereon: Residential Dwelling Judgment Amount: \$183,802.87 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 16-SU-1082

U.S. Bank National Association, As Trustee For The C-Bass Mortgage Loa vs.

Michele Rorrer a/k/a Michele Crouse, Individually And In Her Capacity As Heir, Dustin J. Crouse, In His Capacity As Heir Of Neil James Crouse, Deceased, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Neil James Crouse, Deceased Address: 202 Plunkert Road,

Littlestown, PA 17340 Parcel: 30116-0007C--000 Littlestown Borough, Adams County, Pennsylvaria Improvements Thereon: Residential Dwelling Judgment Amount: \$289,336.15 Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller Sheriff of Adams County www.adamscounty.us

10/19, 10/26 & 11/2

#### 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 RAY STEPHEN BELTZ, DEC'D

- Late of Franklin Township, Adams County, Pennsylvania
- Administrator: Raymond C. Beltz, Jr., c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201
- Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

ESTATE OF WALTER D. BUREL, DEC'D

- Late of Cumberland Township, Adams County, Pennsylvania
- Co-Executrices: Lorraine C. Caruso, 728 Heritage Drive, Gettysburg, PA 17325; Carol Lee Fritchley, 10960 Peach Ridge Road, Athens, OH 45701
- Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF ANNA C. ROHRBAUGH, DEC'D

- Late of Oxford Township, Adams County, Pennsylvania
- Administratrix C.T.A.: Jill R. Rohrbaugh, 300 Clearview Road, Hanover, Pennsylvania 17331
- Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, Pennsylvania 17331

ESTATE OF ROBERT S. WEIKERT, DEC'D

- Late of Cumberland Township, Adams County, Pennsylvania
- Executor: Barbara A. Weikert, 139 Hunters Trail, Gettysburg, PA 17325
- Attorney: Phillips & Phillips, 101 West Middle Street, Gettysburg, PA 17325

#### SECOND PUBLICATION

ESTATE OF BERTHA MARGARET BYERS, a/k/a BERTHA M. BYERS, DEC'D

- Late of Tyrone Township, Adams County, Pennsylvania
- Executrices: Lavetta G. Caskey, 4820 Old Harrisburg Rd., Lot 150, Gettysburg, PA 17325; Loretta M. Hoffman, 50 W. Reynolds Rd., New Oxford, PA 17350
- Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325
- ESTATE OF SARA H. CHEMBARS, a/k/a SARAH H. CHEMBERS, DEC'D
  - Late of Union Township, Adams County, Pennsylvania

Administrator: Richard L. Chembars, 28023 Steeple Court, Mechanicsville, MD 20659

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

ESTATE OF BRENDA M. COLESANTI, a/k/a BRENDA MARIE COLESANTI, DEC'D

- Late of the Borough of Carroll Valley, Adams County, Pennsylvania
- Administratrix: Pamela A. Markle, 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 STEPHEN W. CULLISON, DEC'D

- Late of Franklin Township, Adams County, Pennsylvania
- Executrix: Patricia A. Stine, 9 Timber Lane, Hanover, PA 17331
- Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325
- ESTATE OF BETTY JANE HARMS, DEC'D
  - Late of Cumberland Township, Adams County, Pennsylvania
  - Melanie Jane Wright, 4577 Solomons Island Rd., Harwood, MD 20776
  - Attorney: David K. James, III, Esq., 234 Baltimore St., Gettysburg, PA 17325

ESTATE OF LUCREZIA LAMANO, DEC'D

- Late of Berwick Township, Adams County, Pennsylvania
- Executor: Thomas Lamano, Jr., 590 Abbottstown Pike, Abbottstown, PA 17301
- Attorney: Clayton A. Lingg, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF BARBARA E. SNEERINGER, DEC'D

- Late of Oxford Township, Adams County, Pennsylvania
- Executrix: Rebecca E. Myers, 7860 Sassafras Road, New Tripoli, PA 18066
- Attorney: Andrew S. Ziegler, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331
- ESTATE OF JAMES EUGENE STEPHENS, JR., DEC'D
  - Late of the Borough of York Springs, Adams County, Pennsylvania
  - Administrator: James E. Stephens, III, 5636 Carlisle Pike, New Oxford, PA 17350
  - Attorney: Rand A. Feder, Esq., Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149, York, PA 17405-0149

ESTATE OF PAUL J. WALTER, SR., DEC'D

- Late of the Borough of Bonneauville, Adams County, Pennsylvania
- Executrices: Paula J. Callahan, 21 Pin Oak Drive, Gettysburg, PA 17325; Lisa A. Shull, 19 Pin Oak Drive, Gettysburg, PA 17325
- Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

#### THIRD PUBLICATION

ESTATE OF RALPH L. BOWLING, DEC'D

- Late of Cumberland Township, Adams County, Pennsylvania
- Executrices: Pamela J. Wildasin; Cathy J. Hess a/k/a Cathy J. Jordan, Lori A. Muntz, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331
- Attorney: Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

ESTATE OF JOHN W. BREAM, III a/k/a JOHN WILLIAM BREAM, III a/k/a JOHN W. (JACK) BREAM III, DEC'D

- Late of Franklin Township, Adams County, Pennsylvania.
- Executor: Mark D. Bream, 90 Peach Tree Road, Orrtanna, PA 17353
- Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

#### THIRD PUBLICATION CONTINUED

ESTATE OF GUY E. KEHR, DEC'D

- Late of Mt. Joy Township, Adams County, Pennsylvania
- Administrator: Kenneth E. Kehr, 512 Basehoar Road, Littlestown, PA 17340; Shirley A. Waybright, 200 Mason Dixon Road, Gettysburg, PA 17325
- Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

ESTATE OF HARRY W. WELSHONSE a/k/a HARRY WILLIAM WELSHONSE, DEC'D

- Late of Franklin Township, Adams County, Pennsylvania
- Executrix: Metha B. Williams, 1203 Old Rte. 30, Orrtanna, PA 17353
- Attorney: Donis H. Zagurskie, Esq., Johnston & Zagurskie, PC, 117 Main Street, P.O. Box 0, Mifflin, PA 17058

#### SHERIFF SALES

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#### No. 16-SU-919

#### JPMorgan Chase Bank, National Association vs.

#### Eric Michael Sheffer, Kristi V. Wallace Address: 1350 Highland Avenue Road,

Address. 1330 Highland Avenue Roda, Gettysburg, PA 17325 Parcel: 30G14-0007D Situate in Mt. Joy Township, Adams County, Pennsylvania Parcel: 30G14-0007D Improvements Thereon: Residential Dwelling Judgment Amount: \$143,877.72 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

#### No. 18-SU-504 M&T Bank

vs. Amanda L. Unger, Brian Lee Unger Address: 2940 Hanover Pike, Hanover, PA 17331 Parcel: 08-L15-0015a-000

Conewago Township Improvements: Residential Judgment Amount: \$63,156.92 Attorneys for Plaintiff: KML Law Group, P.C.

#### No. 18-SU-683 Belco Community Credit Union vs. Richard Eugene Varish, Donna M. Varish Address: 800 Bullfrog Road, Gettysburg, PA 17325

Parcel: 13E17-0085-000 Freedom Township Judgment Amount: \$47,017.38 plus interest and fees accrued From 3/15/18 Improvements: Residential Judgment Amount: \$47,017.38 Attorneys for Plaintiff: Martson Law Office

Christopher E. Rice and David W. Park

#### No. 2017-SU-1315 LSF8 Master Participation Trust vs.

Jean M. Colopy and David G. Colopy Being known and number as 31 Pine Hill Trail, Fairfield, PA 17320 in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania BEING THE SAME PREMISES which JK Myers Contracting, by Deed dated June 16, 2018, and recorded July 6, 2018, in the Office of the Recorder of Deeds in and for the County of Adams, in Deed Book 6396, Page 158, and as Instrument No. 201800007418, granted and conveyed unto James Peter Halkias.

Parcel No.: 43017-0112-000 Improvements: Residential Dwelling Judgment Amount: \$302,978.07 Attorneys for Plaintiff: Richard M. Squire & Associates, LLC 115 West Avenue, Suite 104 Jenkintown, PA 19046 Phone: (215) 886-8790

#### No. 18-SU-675

Pennymac Loan Services, LLC vs. Christopher L. Winebrenner Address: 7 Barbara Trail, Fairfield, PA 17320 Parcel: 43032-0001---000 Carroll Valley Borough, Adams County, Pennsylvania, Improvements Thereon: Residential Dwelling Judgment Amount: \$172,342.62 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP No. 18-SU-704

#### ACNB Bank, Formerly Known As Adams County National Bank vs.

Harry J. Young, III, Sandra Jo Young Address: 52 W. Hanover Street, Gettysburg, PA 17325 Parcel: 06-004-0003---000 Bonneauville Borough Improvements Thereon: Residential Dwelling Judgment Amount: \$13,991.05 Attorneys for Plaintiff: Sharon E. Myers, Esquire CGA Law Firm 135 North George Street York, PA 17401 717-848-4900

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