

Adams County Legal Journal

Vol. 61

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW
NO. 2019-SU-948
Quiet Title Action

JANSEN HOMES, LLC, a/k/a JANSON
HOMES, Plaintiffs

vs.

ESTATE OF ELIZABETH A. GEISER,
ESTATE OF GEORGE A. GEISER, JR.,
JOHN GEISER, HEIRS OF GEORGE A.
GEISER, JR. AND HEIRS OF ELIZABETH
A. GEISER, Defendants

TO: Estate of Elizabeth A. Geiser, Estate
of George A. Geiser, Jr., John Geiser,
Heirs of George A. Geiser, Jr. and Heirs
of Elizabeth A. Geiser:

ORDER

AND NOW, this 19th day of December, 2019, it appearing that a Complaint with Notice to Defend was filed herein on August 9, 2019, and that the same was served on Defendant by publication pursuant to Order of Court dated October 23, 2019 on dates set forth in an Affidavit of Service filed of record and it further appearing that no appearance or any answer or other pleading has been filed herein on behalf of any Defendants within the time allotted by law for the same, and, therefore, upon motion of John J. Murphy, III, of Patrono & Murphy, LLC, attorney for Plaintiff, IT IS HEREBY ORDERED AND DIRECTED that judgment by default be and the same is hereby entered in favor of Plaintiff.

AND IT IS FURTHER ORDERED AND DIRECTED that the said Defendants be and the same hereby be forever barred from asserting any right, title, interest, or claim inconsistent with the right, title, interest, and claim of Plaintiff as set forth in the Complaint with respect to the land herein described:

ALL that tract of land situate, lying and being in the Borough of Carroll Valley, Adams County, Pennsylvania, being Lot No. 100 in Section J, bounded and described as follows:

BEGINNING at a point in the center of Main Trail at Lot No. 99; thence by said lot North 87 degrees 23 minutes 40 seconds West, 200 feet

to Lot No. 72; thence by said lot North 03 degrees 11 minutes 40 seconds West, 100 feet to Lot No. 101; thence by said lot South 87 degrees 23 minutes 40 seconds East, 200 feet to a point in the center of Main Trail; thence in said Main Trail South 03 degrees 11 minutes 40 seconds East, 100 feet to the place of BEGINNING.

The above description was taken from a plan of lots labeled "Section J, Charnita Ski Area, Inc.," dated March 20, 1968, prepared by Gordon L. Brown, R.S., recorded in Adams County Plat Book 1 at page 24; unless the same Defendants shall within thirty (30) days after publication of the Notice of this Order commence an Action in Ejectment or other appropriate action to assert any claim they may have against the Plaintiff herein; and upon the failure of the Defendants to commence such action against the Plaintiff within thirty (30) days after said publication, the Prothonotary of Adams County, Pennsylvania, is directed upon praecipe of the Plaintiff to enter final judgment herein in favor of Plaintiff and against Defendants pursuant to Pa. R.C.P. 1066(b)(1), and to cause a true and attested copy of this Order and such final judgment to be recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, the same to be indexed in the name of the Defendants as GRANTORS and the name of the Plaintiff as GRANTEE.

BY THE COURT:

Honorable Judge Thomas R. Campbell

Patrono & Murphy, LLC
John J. Murphy III, Esq.
28 West Middle Street
Gettysburg, PA 17325
717-334-8098
717-337-3960 fax
johnmurphy@appleleaf.com
PA ID# 91299
Attorney for Plaintiff

1/3

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

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 Dieterick & 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: 3015 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 Misse, a/k/a Laura Ann Misse, a/k/a Laura A. Misse, 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

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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 Kirm, 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 Kirm, 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

Judgement Amount: \$113,303.72

Attorneys for Plaintiff:

Mattleman, 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

www.adamscounty.us

12/20, 12/27 & 1/3

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 LEONA M. KLUNK, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Co-Executors: Daniel C. Klunk, 61 Michael Street, Hanover, PA 17331; Kenneth E. Klunk, 122 Irishtown Road, Hanover, PA 17331

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

SECOND 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

THIRD 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, P.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, Glenville, 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



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717-337-0060 / rserpe@adamscountycf.org



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