

# Adams County Legal Journal

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No. 18

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## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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, September 21, 2018 at 8:30 am.

**BROWN** — Orphans' Court Action Number OC-57-2013. The First and Final Account of Robin S. Brown, Executrix of the Estate of Melvin S. Brown, late of Hamiltonban Township, Adams County, Pennsylvania.

**SIMPSON** — Orphans' Court Action Number OC-12-2018. The First and Final Account of Christina M. Simpson and David E Simpson, Co-Executors of the Estate of Rebecca H. Simpson, late of Straban Township, Adams County, Pennsylvania.

**JOHNSEN** — Orphans' Court Action Number OC-84-2018. The First and Final Account of Luke E. Johnsen, Accountant of the Estate of Roy M. Johnsen, late of Germany Township, Adams County, Pennsylvania.

**VARNER** — Orphans' Court Action Number OC-86-2018. The First and Final Account of Rosemary Todd, Administratrix of the Estate of Donna F. Varner, late of Franklin Township, Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

9/7 & 9/14

## 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 21st day of September 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-235**

**JPMorgan Chase Bank, N.A.**  
vs.

**Bradley D. Aleshire, Kelci N. Aleshire**  
Property: 15 Bonniefield Circle,  
Gettysburg, PA 17325  
Parcel: 06009-0060---000  
Property Situate in Bonneville  
Borough, Adams County, PA  
Improvements Thereon: Residential  
Dwelling  
Judgment: \$125,128.02  
Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**No. 18-NO-156**

**New Oxford Municipal Authority**  
vs.

**Edward W. Brinkley, Jr., Jennifer Brinkley**  
Property: 892 Poplar Rd., New Oxford,  
PA 17350  
Parcel: 35J12-0179---000  
Oxford Township, New Oxford, Adams  
County, Pennsylvania  
Improvements Thereon: Residential  
Judgment: \$1,961.60  
Attorneys for Plaintiff:  
Stock and Leader

**No. 18-SU-306**

**US Bank National Association As  
Trustee For Cmlt Remic Series  
2007-A6 - Remic Pass-Through  
Certificates Series 2006-A6**  
vs.

**Douglas E. Cole, Kristi L. Cole**  
Property: 411 Delone Ave.,  
McSherrystown, PA 17344  
Parcel: 28006-0066---000  
Property Situate in McSherrystown  
Borough, Adams County, Pennsylvania  
Improvements Thereon: Residential  
Dwelling  
Judgment: \$314,360.64  
Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**No. 17-TL-353**

**Gettysburg Municipal Authority**  
vs.

**María Del Carmen-Gomez, María Gomez**  
Property: 211 Ewell Ave., Gettysburg,  
PA 17325  
Parcel: 38001-0018---000  
Straban Township, Adams County, PA  
17325  
Improvements Thereon: Residential  
Dwelling  
Judgment: \$4,240.86  
Attorneys for Plaintiff:  
Bernard A. Yannetti, Jr., Esq.  
Gettysburg, PA 17325

**No. 16-SU-303**

**World Business Lenders, LLC**  
vs.

**Eastern Shoe Company, LLC,  
Pennsylvania Imports, Katrina J.  
McClelland, Attai Husnain Shahzad**  
Property: 35 and 51 Cashman Road,  
New Oxford, PA 17350  
Parcel: 40107-0039B-000  
Township of Tyrone  
Residential and Commercial Property  
Dwelling  
Judgment: \$126,285.42  
Attorneys for Plaintiff:  
Flaherty Fardo, LLC  
412-802-6666

**No. 18-SU-250**

**Wells Fargo Bank, NA**  
vs.

**Jodi L. Fisher a/k/a Jodi L. Boone,  
Scott H. Fisher**  
Property: 10 McCandless Dr., East  
Berlin, PA 17316  
Parcel: 23106-0025---000  
Property Situate in Latimore Township,  
Adams County, Pennsylvania  
Improvements Thereon: Residential  
Dwelling  
Judgment: \$185,305.40  
Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-940**

**Bank of America, NA**  
vs.

**Joanna M. Heintzelman, Charles H.  
Heintzelman, Jr.**  
Property: 720 North Street,  
McSherrystown, PA 17344  
UPI/Tax Parcel: 08005-0169-000  
Conewago Township, Adams County,  
Pennsylvania  
Improvements Thereon Consist of  
Residential Real Estate  
Judgment: \$146,467.30  
Attorneys for Plaintiff:  
Stern & Eisenberg,  
Warrington, PA 18976

**No. 16-SU-1318**

**M&T Bank**  
vs.

**Robert Dale Hicks**  
Property: 36 East Hanover Street,  
Gettysburg, PA 17325  
Borough of Bonneville, Adams  
County, PA  
Parcel: 06005-0088-000  
Improvements Thereon: Residential  
Dwelling  
Judgment: \$271,453.84  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 18-SU-184**

**Nationstar Mortgage, LLC d/b/a  
Mr. Cooper**  
vs.

**Bonnie Jaques**  
Property: 1163 Hanover Rd.,  
Gettysburg, PA 17325  
Parcel: 38G13-0057---000  
Straban Township, PA  
Improvements Thereon: Residential  
Dwelling  
Judgment: \$140,119.20  
Attorneys for Plaintiff:  
Shapiro and Denardo

**No. 18-SU-272**

**Quicken Loans Inc.**  
vs.

**James Peter Kunder**  
Property: 1075 Wolf Rd., East Berlin, PA  
17316  
Parcel: 36K05-0056--00  
Reading Township, County of Adams,  
Commonwealth of Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$209,561.84  
Attorneys for Plaintiff:  
Richard M. Squire & Associates, LLC  
Phone: 215-886-8790

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  
8/24, 8/31 & 9/7

## 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 21st day of September 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-320****Ditech Financial, LLC**

vs.

**Betty Meadows, Michael W. Meadows**

Property: 40 Schottie Road, Littlestown, PA 17340  
Parcel: 30G18-0030-000  
Improvements Thereon: Residential Dwelling  
Judgment: \$122,092.33  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 16-TL-525****Gettysburg Municipal Authority**

vs.

**Gerard P. Michaels, Kathleen Suzanne Michaels**

Property: 114 West High St., Gettysburg, PA 17325  
Parcel: 16010-0245---000  
Gettysburg Borough, Adams County, PA 17325  
Improvements Thereon: A Residence  
Judgment: \$6,453.69  
Attorney for Plaintiff:  
Bernard A. Yannetti, Jr., Esq.  
Gettysburg, PA 17325

**No. 18-SU-266****Fulton Bank, N.A.**

vs.

**Midway Volunteer Fire Co. No. 1 of Adams County, a/k/a Midway Ambulance Services, Inc.**

Property: 140 Linden Avenue, Hanover, PA 17331  
Conewago Township, 140 Linden Avenue, PA  
Parcel Nos. 08008-0160---000 and 08008-0159---000, which have been combined and are now identified collectively as 08008-0160---000.  
Improvements Thereon of a Commercial Building and Parking Lot  
200 Linden Avenue, 202 Linden Avenue, PA  
Parcel Nos. 08008-0157---000 and 08008-0158---008, which have been combined and are now identified collectively as 08008-0158---000.  
Improvements Thereon of a Commercial Building and Parking Lot  
203 Linden Avenue, PA  
Parcel No. 08008-0111---000

Improvements Thereon of Parking Lot

Judgment: \$304,728.68

Attorneys for Plaintiff:

Amar A. Agrawal, Esquire and  
Janet Gold, Esq.  
856-330-6200  
Cherry Hill, NJ 08034

**No. 18-SU-123****Wells Fargo Bank, N.A.**

vs.

**Amy B. Nissley, Gerald E. Nissley, Jr.**

Property: 597 Lake Meade Dr., East Berlin, PA 17316  
Parcel: 36108-0030-000  
Township of Reading  
Improvements Thereon of Residential  
Judgment: \$123,660.36  
Attorneys for Plaintiff:  
Manley Deas Kochalski, LLC  
614-220-5611

**No. 16-SU-410****Wells Fargo Bank, NA**

vs.

**Walter S. Richie, Tracy L. Richie**

Property: 1840 Wenksville Rd., Biglerville, PA 17307  
Parcel: 29D0S-0013B---000  
Menallen Township, Adams County, Pennsylvania  
Improvements Thereon: Residential Dwelling  
Judgment: \$172,220.49  
Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**No. 18-SU-256****Federal National Mortgage Association ("Fannie Mae")**

vs.

**Denis A. Rohrbaugh, Alena K. Rohrbaugh**

Property: 63 East York St., Biglerville, PA 17307  
Parcel: 05003-0112-000  
Biglerville Borough  
Improvements Thereon: Residential Dwelling  
Judgment: \$114,514.55  
Attorney for Plaintiff:  
Martha E. Von Rosenstiel, P.C.

**No. 18-SU-390****ACNB Bank**

vs.

**Juan M. Santoyo, Matilde Santoyo**

Property: 316 Heritage Drive, Gettysburg, PA 17325  
Parcel: 30-104-0102---000  
Mount Joy Township and Straban Township  
Improvements Thereon: Residential Dwelling  
Judgment: \$141,371.19  
Attorney for Plaintiff:  
Sharon E. Myers, Esquire  
CGA Law Firm  
717-848-4900

**No. 17-SU-359****First Tennessee Bank National Association**

vs.

**Charles M. Stonesifer, Ethel D. Stonesifer**

Property: 120 Abbotts Drive, Abbottstown, PA 17301  
Parcel: 01005-0058---000  
Borough of Abbottstown  
Improvements Thereon: A Residential Dwelling  
Judgment: \$100,493.48  
Attorneys for Plaintiff:  
Shapiro and Denardo

**No. 18-SU-268****JPMorgan Chase Bank, N.A.**

vs.

**Michael Von Bank, II**

Property: 108 Harrisburg St., East Berlin, PA 17316  
Parcel: 10004-0066---000  
Property Situate in East Berlin Borough, Adams County, Pennsylvania  
Improvements Thereon: Residential Dwelling  
Judgment: \$147,541.73  
Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**No. 08-SU-886****Wilmingon Savings Fund Society**

vs.

**Dorothy E. Walls, Thomas L. Walls, Jr.**

Property: 765 Hunterstown Hampton Road, New Oxford, PA 17350  
Parcel: 38H10-0027---000  
Improvements Thereon: Residential One-Story Dwelling  
Judgment: \$283,566.49 plus interest from May 13, 2016, to September 21, 2018, at per diem rate of \$29.38.  
Attorneys for Plaintiff:  
Hill Wallack LLP

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James W. Muller  
Sheriff of Adams County

www.adamscounty.us

8/24, 8/31 & 9/7

**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 IRIS I. BOLLINGER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Frank H. Higgins and Kimberly A. Peterman, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

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

**ESTATE OF TINA MARIE S. GRIM, DEC'D,**

Late of Huntington Township, Adams County, Pennsylvania

Deana Wolfe, P.O. Box 98, Aspers, PA 17304

**ESTATE OF ROBERT T. KOONTZ, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Judy A. Koontz, 213 South Fourth Street, McSherrystown, PA 17344

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331

**ESTATE OF JANET R. RUHLMAN, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Robert G. Flickinger, 2245 Bon-Ox Road, New Oxford, PA 17350

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331

**SECOND PUBLICATION****ESTATE OF JIMMIE L. GRIMSLEY, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrator: Lucinda K. Heller, 737 Brysonia Road, Biglerville, PA 17307

Attorney: Todd A. King, Esq., Salzmans Hughes, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**ESTATE OF JEANNE ELIZABETH MYERS, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Administrator: Roy F. Myers, 2028 Oxford Road, New Oxford, PA 17350

Attorney: Todd A. King, Esq., Salzmans Hughes, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**ESTATE OF JOHN W. PHILLIPS, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: John S. Phillips, 265 Twin Lakes Dr., Gettysburg, PA 17325

Attorney: Phillips & Phillips, 101 West Middle Street, Gettysburg, PA 17325

**ESTATE OF RONNIE C. REIMERT a/k/a RONNIE CHARLES REIMERT, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executor: Diane K. Reimert, 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, PO BOX 606, East Berlin, PA 17316

**ESTATE OF ANN M. STERNER, DEC'D**

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executor: Sally J. Leas, 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 DONALD I. TOPPER, DEC'D**

Late of Liberty Township, Adams County, Pennsylvania

Robert A. Martin, 231 Hickory Bridge Road, Orrtanna, PA 17353

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

**ESTATE OF CHARLES RICHARD WEIKERT, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: Terry D. Weikert, 194 Old Waynesboro Road, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**THIRD PUBLICATION****ESTATE OF MARILYN L. FEDER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Merle Lynne Feder, 173 Primrose Lane, Hanover, PA 17331

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331

**ESTATE OF CHARLES J. JEZEK, JR., DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Jeffrey C. Jezek, 3723 Mackall Street, Frederick, MD 21704

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

**ESTATE OF ANNA L. MONAHAN a/k/a ANNA B. MONAHAN, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Robert J. Monahan, Jr., 400 N. Flagler Drive, #1703, West Palm Beach, FL 33401; Thomas M. Monahan, 375 Ridgewood Drive, Gettysburg, PA 17325

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF LINUS BENJAMIN SMITH, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Randolph Smith, 6010 Old Hanover Road, Spring Grove, PA 17362

