

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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 online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Spring, MD 20910, on November 17th, 2023, at 10:00 a.m.

No. 22-SU-1117

Crosscountry Mortgage, LLC

vs.

Kayla Barnes, Unknown Heirs, Successors, Assigns, And All Person Firms or Associations Claiming Right, Title or Interest from or Under John M. Sheets, Sr. a/k/a John Sheets, Sr., Teresa Keyes, James Sheets, In His Capacity as Heir of John M. Sheets, Sr. a/k/a John Sheets, Sr., Deceased, Julie Habecker

Property Address: 640 Ledge Drive, Hanover, PA 17331
 UPI/Tax Parcel Number:
 04L12-0157A---000
 Owner(s) of Property Situate in Berwick Township, Adams County, Pennsylvania
 Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$381,655.72
 Attorneys For Plaintiff:
 Brock & Scott, PLLC

No. 22-SU-776

Specialized Loan Servicing, LLC

vs.

Benjamin Lee Becker

Property Address: 60 Corsa Lane, Fairfield, PA 17320
 UPI/Tax Parcel Number:
 18B13-0058B-000
 Owner(s) of Property Situate in Hamiltonban Township, Adams County, Pennsylvania
 Improvements thereon:
 Residential Property
 Judgment Amount: \$180,366.69
 Attorneys for Plaintiff:
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

No. 22-SU-594

Freedom Mortgage Corporation

vs.

Kimberly A. Egerton

Property Address: 67 Hemlock Drive, Hanover, PA 17331
 UPI/Tax Parcel Number:
 08021-0059---000
 Owner(s) of Property Situate in Conewago Township, Adams County, Pennsylvania
 Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$173,882.63
 Attorneys for Plaintiff:
 Brock & Scott, PLLC

No. 23-SU-458

Pennymac Loan Services, LLC

vs.

Martin Eichelberger

Property Address: 206 Jacobs St, East Berlin, PA 17316
 UPI/Tax Parcel Number:
 10006-053-000
 Owner(s) of Property Situate in East Berlin Borough, Adams County, Pennsylvania
 Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$160,534.50
 Attorneys for Plaintiff:
 Powers Kirn, LLC

No. 22-SU-1168

Freedom Mortgage Corporation

vs.

Allan W. Graupner, Mary Catherine Graupner

Property Address: 8 View Trail, Fairfield, PA 17320
 UPI/Tax Parcel Number:
 43-046-0068-000
 Owner(s) of Property Situate in Carroll Valley Borough, Adams County, Pennsylvania
 Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$265,421.99
 Attorneys for Plaintiff:
 KML Law Group

No. 23-SU-520

U.S. Bank Trust National Association, et al.

vs.

Herbert M. Bedford a/k/a Herbert Mark Bedford, Jane C. Bedford

Property Address: 419 North Street, McSherrystown, PA 17344
 UPI/Tax Parcel Number:
 28005-0085-000
 Owner(s) of Property Situate in the Borough of McSherrystown, Adams County, Pennsylvania
 Improvements Thereon consist of:
 Residential Real Estate
 Judgment Amount: \$156,906.31
 Attorneys for Plaintiff:
 Stern & Eisenberg, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

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

10/20, 10/27, & 11/03

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 online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Spring, MD 20910, on November 17th, 2023, at 10:00 a.m.

No. 17-SU-311

Quicken Loans, Inc.

vs.

Jay Prise

Property Address: 217 Center Street, McSherrystown, PA 17344

UPI/Tax Parcel Number:
28006-0107---000

Owner(s) of Property Situate in the Borough of McSherrystown, Adams County, Pennsylvania

Improvements Thereon consist of:

Residential Real Estate

Judgment Amount: \$149,660.88

Attorneys for Plaintiff:

Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

No. 22-SU-60

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc.

vs.

David R. Sanders, Jr.

Property Address: 241 Pecher Road, Fairfield, PA 17320

UPI/Tax Parcel Number:
25C16-0074---000

Owner(s) of Property Situate in Liberty Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$144,211.26

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 22-SU-351

Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity, But Solely as Trustee of NRPL Trust 2019-1

vs.

Unknown Heirs, Personal Representatives, And Devisee of Theodore L. Robinson, Deceased, Ct Corporation System, Ditech Financial LLC, Charles Lamont Robinson

Property Address: 71 E York Street, Biglerville, PA 17307

UPI/Tax Parcel Number:
05003-0114---000

Owner(s) of Property Situate in Biglerville Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$115,359.38

Attorneys for Plaintiff:

Richard M. Squire & Associates, LLC, 115 West Avenue, Suite 104, Jenkintown, PA 19046

Phone: (215) 886-8790

No. 21-SU-462

Carrington Mortgage Services, LLC vs.

Melissa Walker, In Her Capacity as Heir of Michael W. Smith, Unknown Heirs, Successors, Assigns, And All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael W. Smith, Jessica Smith, In Her Capacity as Heir of Michael W. Smith

Property Address: 51 Shirley Trail, Fairfield, PA 17320

UPI/Tax Parcel Number:
43028-0037---000

Owner(s) of Property Situate in Liberty Township, Adams County, Pennsylvania
Improvements Thereon:

A Residential Dwelling

Judgment Amount: \$181,523.47

Attorneys For Plaintiff:

LOGS Legal Group, LLP, Christopher A. DeNardo, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

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

10/20, 10/27, & 11/03

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 MARY ELLEN BAIR a/k/a MARY E. BAIR, DEC'D**

Late of Reading Township, Adams County, Pennsylvania
 Executor: Ralph L. Bair, Jr. c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601
 Attorney: Santo G. Spataro, Esq., Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601

ESTATE OF RICHARD C. CRUTCHFIELD, DEC'D

Late of Straban Township, Adams County, Pennsylvania
 Co-Executrices: Barbara L. Raggio, 7037 Panorama Court, Warrenton, VA 20187; Leslie Ann Fowler, 17 Washington Lane, Apt. L, Westminster, MD 21157
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF CHARLES KENNETH FLUKE, SR., DEC'D

Late of Hamiltonban Township, Fairfield, Adams County, Pennsylvania
 Executrix: 4948 Brower Tree Lane, Kent, OH 44240
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF CARL H. GREENAWALD a/k/a CARL HEIM GREENAWALD, DEC'D

Late of Straban Township, Adams County, Pennsylvania
 Executrix: Margaret Shamer, 2733 Kildaire Drive, Baltimore, MD 21234
 Attorney: Adam D. Boyer, Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JEAN E. GUISE, DEC'D

Late of Butler Township, Adams County, Pennsylvania
 Co-Executors: Robert E. Guise, 169 North Main St., Biglerville, PA 17307; Gary L. Guise, P.O. Box 16, Biglerville, PA 17307; Marsha Ann Tuckey, 1322 Gablers Rd., Gardners, PA 17324
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JEAN MARIE HEUER, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania
 Executrix: Debbie Ann Kennedy, 1025 Waynesboro Pike, Fairfield, PA 17320
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARLENE G. LIGHT a/k/a MARLENE GRACE LIGHT, DEC'D

Late of Union Township, Adams County, Pennsylvania
 Executor: Shawn A. Light, 180 Study Road, Littlestown, PA 17340
 Attorney: Thomas E. Miller, Esq., Law Office of Thomas E. Miller, Esquire, LLC, 249 York Street, Hanover, PA 17331

ESTATE OF ROY F. MYERS a/k/a ROY FRANCIS MYERS, DEC'D

Late of Straban Township, Adams County, Pennsylvania
 Co-Executors: Terri Ann DeShong, 1274 Hunterstown-Hampton Road, New Oxford, PA 17350; Ricky R. Myers, 2415 Hunterstown-Hampton Road, New Oxford, PA 17350
 Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

SECOND PUBLICATION**ESTATE OF VICTORIA SUZANNE BOSLEY, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania
 Co-Administrators: Mark D. Bosley, Jr., 1076 Bon Ox Road, Gettysburg, PA 17325; Brandi L. Bosley, 65 Conewago Drive, Hanover, PA 17331
 Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

ESTATE OF TERRY E. FREED, DEC'D

Late of Butler Township, Adams County, Pennsylvania
 Co-Executors: Dennis L. Freed, 254 Beecherstown Road, Biglerville, PA 17307; Stephanie M. Welper, 1691 Buchanan Valley Road, Orrtanna, PA 17353
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF HARRY A. HUGHES a/k/a HARRY ADAM HUGHES, DEC'D

Late of Menallen Township, Adams County, Pennsylvania
 Executrices: Catherine M. Kemper a/k/a Catherine M. Flickinger, 124 W. Point Road, Aspers, PA 17304; Margaret Ann Soper a/k/a Margaret Ann Moltz, 414 Hobbitts Lane, Westminster, MD 21158
 Attorney: Puhl & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF VANESSA LEE HULL a/k/a VANESSA L. HULL, DEC'D

Late of Franklin Township, Adams County, Pennsylvania
 Executrix: Heidi E. Hull, c/o 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

Continued on page 6

(SECOND PUBLICATION CONTINUED)

ESTATE OF BARRY D. MESSINGER, DEC'D
 Late of Germany Township, Adams County, Pennsylvania
 Executrix: Mary McDannell, 1974 Hanover Road, Hanover, PA 17331
 Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF BRIAN L. RICE, DEC'D
 Late of Mt. Pleasant Township, Adams County, Pennsylvania
 Co-Executors: Matthew Jeremy Rice, David Lee Rice, and Christina May Rice Reese, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

ESTATE OF JILL MARIE STAUB, DEC'D
 Late of Straban Township, Adams County, Pennsylvania
 Administrator: James P. Staub, c/o Edward P. Seeber, Esq., JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055
 Attorney: James P. Staub, c/o Edward P. Seeber, Esq., JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055 (717)-533-3280

ESTATE OF LARRY G. WEIKERT, DEC'D
 Late of Gettysburg Borough, Adams County, Pennsylvania
 Executrix: Lori W. Ackors, c/o CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316
 Attorney: Sharon E. Myers, Esq., CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316

THIRD PUBLICATION

ESTATE OF BENNY M. AKERS, DEC'D
 Late of Hamiltonban Township, Adams County, Pennsylvania
 Executrix: Frances A. Reed, 1820 Thornbury Drive, Ambler, PA 19002
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF DALE R. BAILOR, DEC'D
 Late of Huntington Township, Adams County, Pennsylvania
 Executrix: Julie R. Thomas, 2040 Idaville Road, York Springs, PA 17372
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF PATSY N. DODERICK a/k/a PATSY LIVINGSTON DODERICK, DEC'D
 Late of Carroll Valley Borough, Adams County, Pennsylvania
 Executrix: Kristina G. Welty, c/o Salzmann Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325
 Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325

ESTATE OF MITCHELL EDWIN FLOOK, DEC'D
 Late of Butler Township, Adams County, Pennsylvania
 Personal Representatives: Katlin Cooper, 2649 Coon Road, Aspers, PA 17304; Jared M. Flook, 945 Goldenville Road, Gettysburg, PA 17325
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF ROBERT E. GITT, DEC'D
 Late of Mount Joy Township, Adams County, Pennsylvania
 Executrix: Christine L. Wood, 3825 Baltimore Pike, Littlestown, PA 17340
 Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF DOROTHY E. HARTLAUB, DEC'D
 Late of Cumberland Township, Adams County, Pennsylvania
 Administratrix: Kathy M. Myers, 331 Basehoar School Road, Littlestown, PA 17340
 Attorney: David K. James III, Esq., 234 Baltimore St., Gettysburg, PA 17325

ESTATE OF DONNA J. HUMMEL, DEC'D
 Late of Littlestown Borough, Adams County, Pennsylvania
 Executrix: Samantha J Rife, 3075 Emmitsburg Road, Gettysburg, PA 17325

ESTATE OF MARY T. MILLER, DEC'D
 Late of Union Township, Adams County, Pennsylvania
 Co-Executrices: Mary M. Miller and Veronica A. Miller a/k/a Veronica M. Miller, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF ROBERT M. POWELL, JR., DEC'D
 Late of Straban Township, Adams County, Pennsylvania
 Co-Executors: Craig A. Powell, 75 Malek Drive, Hanover, PA 17331; Kevin R. Powell, 3420 Toledo Terrace, Apt. 452, Hyattsville, MD 20782; Terry R. Powell, 94 East York Street, Apt. #5, Biglerville, PA 17307
 Attorney: Harold A. Eastman, Jr., Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF GENEVIEVE E. REESE, DEC'D
 Late of Berwick Township, Adams County, Pennsylvania
 Executor: Charles A. Hockensmith a/k/a Charles A. Hockensmith, Jr., c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403-5193
 Attorney: Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403-5193

ESTATE OF KEITH L. SHARRAH, DEC'D
 Late of Cumberland Township, Adams County, Pennsylvania
 Administratrix: Donna T. McCleaf, 305 Table Rock Road, Gettysburg, PA 17325
 Attorney: Bernard A. Yannetti, Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

Continued on page 7

(THIRD PUBLICATION CONTINUED)

ESTATE OF WILLIAM R.
WAGENSELLER, DEC'D

Late of Franklin Township, Adams
County, Pennsylvania
Administratrix: Andrea Wagenseller,
1345 Hilltown Road, Biglerville, PA
17307
Attorney: John A. Wolfe, Esq., Wolfe,
Rice, & Quinn, LLC, 47 West High
Street, Gettysburg, PA 17325

ESTATE OF MICHAEL E. WRIGHT,
DEC'D

Late of the Borough of Gettysburg,
Adams County, Pennsylvania
Executrix: Terry Graham, 3671 Clearview
Drive, Heritage, PA 16148
Attorney: Harold A. Eastman, Jr., Esq.,
Barley Snyder, Suite 101, 123
Baltimore Street, Gettysburg, PA
17325

