

Adams County Legal Journal

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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
QUIET TITLE ACTION
NO. 2019-SU-948

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:

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

This action concerns the premises hereinafter 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.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325
Phone: 717-337-9846 or 1-888-337-9846

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

11/1

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW
NO.: 2019-SU-905

WELLS FARGO BANK, N.A., Plaintiff
vs.

Elizabeth Roden, as Believed Heir and/or Administrator of the Estate of James Gilbert Roden, a/k/a James Roden; Unknown Heirs and/or Administrators to the Estate of James Gilbert Roden, a/k/a James Roden, Defendants

TO: Unknown Heirs and/or Administrators to the Estate of James Gilbert Roden, a/k/a James Roden; Unknown Heirs and/or Administrators to

the Estate of James Gilbert Roden, a/k/a James Roden.

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 2019-SU-905, seeking to foreclose the mortgage secured by the real estate located at 56 Kinneman Road, Abbottstown, PA 17301. A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. LAWYER REFERRAL SERVICE:

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Court Administrator
Adams County Court Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325
717-337-9846

11/1

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 15th day of November 2019, 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. 19-SU-241

Lakeview Loan Servicing, LLC
vs.

Wilbur B. Belt, Jr., Known Surviving Heir of Wilbur B. Belt, Sr., Terry Lankford, Known Surviving Heir of Wilbur B. Belt, Sr., Unknown Surviving Heirs of Wilbur B. Belt, Sr.
Property Address: 142 Meadowview Lane, New Oxford, PA 17350
Township of Hamilton, Adams County, Pennsylvania
Parcel Number: 17K09-0112---000
Improvements Thereon: Residential Dwelling
Judgement Amount: \$264,397.47
Attorneys for Plaintiff:
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 19-SU-490

The Bank Of New York Mellon f/k/a The Bank Of New York, As Trustee for The Certificate Holders Of The CWABS, INC., Asset-Backed Certificates, Series 2007-1
vs.

Michael Benzel

Property Address: 25 Commerce Street, New Oxford, PA 17350
Parcel Number: 5-205
Borough of New Oxford, Adams County, Pennsylvania
Improvements: Residential Dwelling
Judgment Amount: \$135,595.07
Attorneys for Plaintiff:
Stern & Eisenberg PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 19-SU-745

Pennymac Loan Services, LLC
vs.

Samantha L. Blankenship
Property Address: 40 East Myrtle Street, Littlestown, PA 17340
UPI/Tax Parcel Number: 27005-0104-000
Littlestown Borough, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$151,823.96
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 18-SU-918

1900 Capital Trust III, By Us Bank Trust National Association, Not in Its Individual Capacity but Solely As Certificate Trustee
vs.

Louis Jose Cavicchio, IV, Lesa M. Ferris

Property Address: 430 Onyx Road, New Oxford, PA 17350
Oxford Township, Adams County, Pennsylvania
Parcel Number: 35J12-0238-000
Improvements Thereon: Residential Dwelling
Judgment Amount: \$370,522.31
Attorneys for Plaintiff:
Hill Wallack LLP

No. 19-SU-264

HSBC Bank USA, National Association, As Trustee for First NLC TRUST 2005-4 Mortgage-Backed Certificates, Series 2005-4
vs.

Joanne L. Crouse, Michael L. Crouse
Property Address: 3018 Centennial Road, Hanover, PA 17331
Township of Mount Pleasant, Adams County, Pennsylvania
Parcel Number: 32J14-0057-000
Improvements Thereon: Residential Dwelling
Judgment Amount: \$114,243.94
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 19-SU-642

LSC18, LLC
vs.

David Timothy Cullison, Barbara J. Cullison

Property Address: 399 Locust Lane, Littlestown, PA 17340
Township of Mount Pleasant, Adams County Pennsylvania
Parcel Number: 32I16-0003-000
Improvements Thereon: Residential Dwelling
Judgment Amount: \$226,371.16
Attorneys for Plaintiff:
Nicholas J. Giampetro
Gps Law Group
1777 Reisterstown Road #375
Pikesville, MD 21208
443-219-1020

No. 2019-SU-359

New Windsor State Bank, Now Known As NWSB, A Division of ACNB Bank
vs.

Darlene Lynn Harris

Property Address: 2215 Centennial Road, Hanover, PA 17331
Mt. Pleasant Township, Adams County, Pennsylvania
Parcel ID Number: 32-J13-0062---000
Improvements Thereon: Residential Dwelling

Judgment Amount: \$203,800.36

Attorneys for Plaintiff:
Sharon E. Myers, Esquire
CGA Law Firm
135 North George Street
York, PA 17401
717-848-4900

No. 19-SU-145

CITIMortgage, INC.
vs.

Jody A. Hoffman
Property Address: 1002 Upper Bermudian Road, Gardners, PA 17324
Huntington Township, Adams County, Pennsylvania
Parcel No.: 22G04-0096B---000
Improvements Thereon: Residential Dwelling
Judgment Amount: \$127,038.31
Attorneys for Plaintiff:
Powers Kirn, LLC

No. 19-SU-673

U.S. Bank National Association, Not in Its Individual Capacity But Solely In Its Capacity As Indenture Trustee Of Cim Trust 2018-R4
vs.

Joy A. Irwin, John F. Irwin
Property Address: 1 White Birch Drive, Littlestown, PA 17340
Borough of Bonneauville, Adams County, Pennsylvania
Parcel Number: 06009-0115---000
Improvements Thereon: Residential Dwelling
Judgment Amount: \$108,856.25
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) 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
10/18, 10/25 & 11/1

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 15th day of November 2019, 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-810

Belco Community Credit Union
vs.

Kelly C. Kint, Ann M. Scott

Property Address: 317 Maple Grove Road, Hanover, PA 17331
Berwick Township, Adams County, Pennsylvania

Parcel Number: 01-04-L11-0035
Improvements thereon: Residential Dwelling

Judgment Amount: \$148,374.39

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-304

Bank of America, N.A.
vs.

Gerhard Noerr, Janet V. Noerr

Property Address: 404 Prince Street, Littlestown, PA 17340

Borough of Littlestown, Adams County, Pennsylvania

Parcel Number: 27005-0030-000
Improvements Thereon: Residential Dwelling

Judgement Amount: \$55,023.68

Attorneys for Plaintiff:

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 19-SU-558

Bank of America, N.A.
vs.

Michael L. Rider, Roxanne M. Rider

Property Address: 6 Autumn Drive, Gettysburg, PA 17325

Bonneauville Borough, Adams County, Pennsylvania

Parcel Number: 06008-0060---000
Improvements Thereon: Residential Dwelling

Judgment Amount: \$120,816.10

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1082

U.S. Bank National Association, As Successor in Interest to Bank Of America National Association, Successor By Merger To Lasalle Bank National Association, As Trustee For C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-Cb1

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

Property Address: 202 Plunkert Road, Littlestown, PA 17340

UPI/Tax Parcel Number: 30116-0007C--000

Littlestown Borough, Adams County, Pennsylvania

Parcel No. 30116-0007C---000

Improvements thereon: Residential Dwelling

Judgment Amount: \$289,336.15

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-1067

Caliber Home Loans, INC.

vs.

Danielle C. Ryan

Property Address: 320 Braggstown

Road, York Springs, PA 17372

Township of Latimore, Adams County, Pennsylvania

Parcel Number: 23J03-0034---000

Improvements Thereon: Residential Dwelling

Judgment amount \$150,105.05

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 16-SU-919

JPMorgan Chase Bank, National Association

vs.

Eric Michael Sheffer, Kristi V. Wallace

Property Address: 1350 Highland

Avenue Road, Gettysburg, PA 17325

Mt Joy Township, Adams County, Pennsylvania

Parcel Number: 30G14-0007D---000

Improvements Thereon: Residential Dwelling

Judgment Amount: \$143,877.72

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 19-SU-119

Finance of America Reverse LLC C/O Reverse Mortgage Solutions Inc
vs.

The Unknown Heirs of John Tomaszewski, Deceased

Property Address: 10 Fleshman Mill Road, New Oxford, PA 17350

Oxford Township, Adams County, Pennsylvania

Parcel Number: 35J11-0013-000

Improvements Thereon: Residential Dwelling

Judgment Amount: \$153,193.51

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 19-SU-497

Bank of America, N.A.
vs.

David L. Williams, Linda M. Williams

Property Address: 31 Pleasanton Drive, East Berlin, PA 17316

Reading Township, Adams County, Pennsylvania

Parcel Number: 36110-0039-000

Improvements Thereon: Residential Dwelling

Judgement Amount: \$85,818.73

Attorneys for Plaintiff:

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

10/18, 10/25 & 11/1

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary or of 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 CHARLES W. CALDWELL, a/k/a CHARLES WARNER CALDWELL, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: John C. Caldwell, 75 Woodcrest Drive, Gettysburg, PA 17325

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF HENRY RICHARD CLARK, a/k/a H. RICHARD CLARK, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Co-Executors: Anthony Richard Clark, 289 Barlow-Two Taverns Road, Gettysburg, PA 17325; Matthew Scott Clark, 119 Meade Drive, Gettysburg, PA 17325

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF DOROTHY E. FIDLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Nicholas R. Monsour, 301 Rentzel Road, Gettysburg, PA 17325

Attorney: Robert E. Campbell, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF CAROLYN J. FROCK, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executor: Susan J. Frock, c/o Donald W. Dorr, Esq., 118 Carlisle Street, Suite 202, Hanover, PA 17331

Attorney: Donald W. Dorr, Esq., 118 Carlisle Street, Suite 202, Hanover, PA 17331

ESTATE OF JOHN M. FUSS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Personal Representative: Susan R. Kaltenbaugh, 4112 Old Bridge Lane, Jefferson, MD 21755

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

ESTATE OF RONALD E. MARTZ, DEC'D

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

Wendy S. Martz, P.O. Box 547, Boiling Springs, PA 17007

ESTATE OF ESTHER ROMAINE NITCHMAN a/k/a ESTHER NITCHMAN, a/k/a ESTHER R. NITCHMAN, a/k/a E. ROMAINE NITCHMAN, a/k/a ROMAINE NITCHMAN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Diane L. Rebert, c/o Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

ESTATE OF DOROTHY A. RIPPEON, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Betty L. Sanders, 101 Carr Hill Road, Gettysburg, PA 17325

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

ESTATE OF KATHERINE P. SCHNEIDER, a/k/a KATHERINE PERRINE SCHNEIDER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Linda S. Miller, 98 Lakeview Drive, Gettysburg, PA 17325

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

ESTATE OF WILBUR H. SCHUE, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Alan R. Schue, 576 Teeter Road, Littlestown, PA 17340; Gary D. Schue, 471 Bollinger 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 LINDA M. STULLER a/k/a LINDA MARIE STULLER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Personal Representative: Sandra L. Stuller, c/o Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

SECOND PUBLICATION

ESTATE OF MARK VINCENT CONNELLY, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Administrator: Mark Allen Connelly, 10613 Greenwich Drive, Williamsport, MD 21795

Attorney: Lauren E. Sulcove, Esq., Family First Estate Services, 1110 Kennebec Drive, Chambersburg, PA 17201

ESTATE OF EHRMAN L. FREEBURN a/k/a EHRMAN LLOYD FREEBURN a/k/a E. LLOYD FREEBURN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executrix: Sonya M. Freeburn, c/o Melanie Walz Scaringi, Esq., Scaringi Law, 122 Baltimore Street, Suite #3, Gettysburg, PA 17325

Attorney: Melanie Walz Scaringi, Esq., Scaringi Law, 122 Baltimore Street, Suite #3, Gettysburg, PA 17325

ESTATE OF SHIRLEY A. HESS, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Karen M. Strausbaugh, 817 N. Ridge Street, Apt. A, Lampasas, TX 76550

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

ESTATE OF LAMBERT N. LAURO a/k/a LAMBERT NICHOLAS LAURO, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Michele M. Mazurek, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

ESTATE OF EDITH P. REINHART, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: William E. Reinhart, 1524 Drexel Street, Vienna, VA 22180; Nancy E. Routh, 17 N. Oak Drive, Boiling Springs, PA 17007; Patricia L. Murren, 1250 The Spangler Road, New Oxford, PA 17350

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

SECOND PUBLICATION CONTINUED

ESTATE OF JEFFREY LEROY
SPANGLER, SR., DEC'D

Late of Union Township, Adams
County, Pennsylvania

Executrix: Cindy Lou Spangler, c/o
Donald W. Dorr, Esq., 118 Carlisle
Street, Suite 202, Hanover, PA
17331

Attorney: Donald W. Dorr, Esq., 118
Carlisle Street, Suite 202, Hanover,
PA 17331

THIRD PUBLICATION

ESTATE OF SANDRA L. DIXON, a/k/a
SANDRA WOLFF DIXON, DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Executor: ACNB Bank, 675 Old
Harrisburg Road, P.O. Box 4566,
Gettysburg, PA 17325

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



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717-337-0060 / rserpe@adamscountycf.org



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