

# Adams County Legal Journal

Vol. 60

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No. 41

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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 on Friday, the 15th day of March 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-1074
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

vs.
ADAM LANE ALDRIDGE, CRYSTAL ALDRIDGE
Address: 19 Peanut Drive, Hanover, PA 17331
Parcel: 08022-0001---000
Conewago Township
Improvements there on: Residential Dwelling
Judgment: \$178,668.10
Attorneys for Plaintiff:
Martha E. Von Rosenstiel

No. 18-SU-1041
PENNYMAC LOAN SERVICES, LLC

vs.
DENIS D. BAILEY
Address: 19 East Imperial Drive, Aspers, PA 17304
Parcel Number: 29-F05-0162-000
Menallen Township
Improvements: Residential Dwelling
Judgment Amount: \$236,467.07
Attorneys for Plaintiff:
Powers, Kirn & Associates, LLC

No. 18-SU-1074
LOANDEPOT.COM, LLC

vs.
JAMES F. DAVIS
Address: 102 Sutton Road, Abbottstown, PA 17301
Parcel: 01003-0080---000
Abbottstown Borough, Adams County, PA
Improvements: Residential Dwelling
Judgment: \$363,669.90
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-788
THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11

vs.
DANIEL DICKENSHEETS, SHELLY DICKENSHEETS
Address: 40 Sandy Court, Hanover, PA 17331
Parcel 08-012-0094
Conewago Township, Adams County, PA
Improvements: Residential Dwelling
Judgment Amount: \$299,471.36
Attorneys for Plaintiff:
KML Law Group, P.C.

No 18-SU-461
BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

vs.
HEIDI A. DUTROW, ROBERT V. PEARSON
Address: 22 Pleasant Street, New Oxford, PA 17350
Parcel: 34008-0007---000
Oxford Township, Adams County, Pennsylvania
Improvements: Residential Dwelling
Judgment: \$209,986.75
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 17-SU-607
SANTANDER BANK, N.A.

vs.
ESTATE OF GLORIA A. SALISBURY, a/k/a GLORIA ANN SALISBURY, a/k/a GLORIA S. SALISBURY, DECEASED, WILLIAM C. SALISBURY, SOLELY IN HIS CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GLORIA A. SALISBURY, a/k/a GLORIA ANN SALISBURY, a/k/a GLORIA S. SALISBURY, DECEASED, RANDY L. SALISBURY, SOLELY IN HIS CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GLORIA A. SALISBURY, a/k/a GLORIA ANN SALISBURY, a/k/a GLORIA S. SALISBURY, DECEASED, CERENNA K. MARTIN, SOLELY IN HER CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GLORIA A. SALISBURY, a/k/a GLORIA ANN SALISBURY, a/k/a GLORIA S. SALISBURY, DECEASED

Address: 3661 Carlisle Pike, New Oxford, PA 17350
Hamilton Township, PA 17350
Parcel: 17K10-0019F-000
Improvements: Residential
Judgment Amount: \$48,028.09
Attorneys for Plaintiff:
Pressman & Doyle, LLC
By: Michael S. Bloom, Esq.
(610) 532-4222
mbloom@pressmandoyle.com

No. 17-SU-1036
MB FINANCIAL BANK, N.A.

vs.
JON R. GILBERT
Address: 24 McClellan Drive, East Berlin, PA 17316
Parcel: 36-105-0027-000
Reading Township, Adams County, PA
Improvements: Residential
Judgment: \$212,368.48
Seized and taken in execution as the property of: Jon R. Gilbert
Attorneys for Plaintiff:
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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
2/15, 2/22 & 3/1

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 March 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. 14-SU-115  
WELLS FARGO BANK, NATIONAL ASSOCIATION**

**vs.**  
**ROGER K. HOLLENBAUGH, III,  
KELLY L. HOLLENBAUGH**  
Address: 4581 Baltimore Pike,  
Littlestown, PA 17340  
Township of Germany  
Parcel: 15-116-004-000  
Improvements: Residential  
Judgment: \$174,001.36  
Attorneys for Plaintiff:  
Manley Deas Kochalski, LLC  
Columbus, OH 43216-5028  
614-220-5611

**No. 18-SU-846  
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2007-1**

**vs.**  
**TIMOTHY L. JEFFCOAT, JENNIFER L. JEFFCOAT**  
Address: 1325 Mount Carmel Road,  
Orrtanna, PA 17353  
Township of Franklin, PA  
Parcel: 12B12-0010-000  
Improvements thereon of: Residential  
Dwelling  
Judgment Amount: \$150,793.81  
Attorneys for Plaintiff:  
Manley Deas Kochalski, LLC  
Columbus, OH 43216-5028  
614-220-5611

**No. 18-SU-947  
NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

**vs.**  
**SUSAN M. KING GREEN**  
Address: 250 Old Railroad Road,  
Biglerville, PA 17307  
Parcel Number: 29D05-0025---000  
Township of Menallen, Adams County,  
PA  
Improvements: Residential Dwelling  
Judgment: \$230,868.51  
Seized and taken in execution as the property of: Susan M. King Green  
Attorneys for Plaintiff:  
McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**No. 18-SU-1106  
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT**

**vs.**  
**JENNIE R. KNOX**  
Address: 150 Jackson Road,  
Gettysburg, PA 17325  
Mount Joy Township  
Parcel: 30108-0010-000  
Improvements: Residential  
Judgment: \$198,636.13  
Attorneys for Plaintiff:  
Stephen M. Hladik, Esq.  
Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

**No. 18-SU-1039  
U.S. BANK NATIONAL ASSOCIATION**

**vs.**  
**GREGORY A. KOONTZ**  
Address: 22 Shamrock Lane, New  
Oxford, PA 17350  
Parcel: 35J12-0360---000  
Oxford Township, Adams County, PA  
17350-9264  
Improvements: Residential  
Judgment: \$268,682.33  
Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**No. 18-SU-1032  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS CERTIFICATE TRUSTEE ON BEHALF OF BOSCO CREDIT II TRUST SERIES 2010-1**

**vs.**  
**BARBARA KRAPE, DAVID KRAPE**  
Address: 1475 B Mt. Hope Road,  
Fairfield, PA 17320  
Township of Hamiltonban, Adams  
County, PA  
Parcel: 18B14-0049  
Improvements thereon: Residential  
Judgment: \$23,779.27  
Attorneys for Plaintiff:  
Parker McCay, PA  
9000 Midlantic Drive, Suite 300  
Mount Laurel, New Jersey 08054

**No. 18-SU-92  
WELLS FARGO BANK, N.A.**

**vs.**  
**MARK D. MEYERHOFF**  
Address: 127 Nursery Road, Aspers, PA  
17304  
Parcel: 29G06-0014---000  
Menallen Township, Adams County PA  
Improvements thereon: Residential  
Judgment Amount: \$315,165.71  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 18-SU-676  
M&T BANK**

**vs.**  
**LYNN GILBERT PETERSON, THE UNITED STATES OF AMERICA, ALISON HUSKIN PETERSON**  
Address: 807 Fish and Game Road,  
Littlestown, PA 17340  
Mount Joy Township, Adams County  
PA  
Parcel: 30 H17-0035---000  
Improvements: Residential  
Judgment: \$262,464.41  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 18-SU-896  
BRANCH BANKING AND TRUST COMPANY**

**vs.**  
**DIANE SUSAN REDDING**  
Address: 841 Forest Drive,  
Abbotstown, PA 17301  
Hamilton Township, Adams County PA  
17301-9746  
Parcel No.: 17K10-0088---000  
Improvements: Residential  
Judgment: \$353,036.03  
Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-1067  
CALIBER HOME LOANS, INC.**

**vs.**  
**DANIELLE C. RYAN**  
Address: 320 Braggtown Road, York  
Springs, PA 17372  
Parcel: 23103-0034  
Township of Latimore, PA  
Improvements: Residential  
Judgment: \$150,105.05  
Attorneys for Plaintiff:  
Manley Deas Kochalski, LLC  
Columbus, OH 43216-5028  
614-220-5611

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**No. 18-SU-979**  
**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.

**CRYSTAL LEANN SMITH, JAMES MICHAEL SMITH**

Address: 10 Hill Road, Hanover, PA 17331  
Parcel: 32J13-0066---000  
Township of Mt. Pleasant, Adams County, PA  
Improvements: Residential Dwelling  
Judgment: \$127,418.73  
Attorneys for Plaintiff:  
Leon P. Haller PA

**No. 2018-SU-1011**  
**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3**

vs.

**DEBORAH L. STILES**

Address: 622 North Street, McSherrystown, PA 17344  
Borough of McSherrystown, PA  
Parcel: 28005-0356---000  
Improvements: Residential Dwelling  
Judgment: \$96,684.12.  
Attorneys for Plaintiff:  
Edward J. McKee, Esq.  
Stern & Eisenberg, PC  
Warrington, PA 18976  
Phone:(215) 572-8111

**No. 2018-SU-1076**  
**SIERRA PACIFIC MORTGAGE COMPANY, INC.**

vs.

**AMANDA BETH VOLK, WILLIAM C. VOLK-GROVE**

Address: 308 North Queen Street, Littlestown, PA 17340  
Littlestown Borough, Adams County PA  
Parcel: 27005-0046---000.  
Improvements: Residential  
Judgment: \$101,666.45  
Attorneys for Plaintiff:  
Stern & Eisenberg, PC  
Warrington, PA 18976

**No. 18-SU-888**  
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMB5 2007-HY6)**

vs.

**CHARLENE F. WITTENBERG, PETER M. WITTENBERG**

Address: 2 Brookside Lane, Gettysburg, PA 17325  
Mount Joy Township  
Parcel: 30G18-0076-000  
Improvements: Residential Dwelling  
Judgment: \$732,559.99  
Attorneys for Plaintiff:  
KML Law Group, P.C.

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Sheriff of Adams County

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**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 JERRY DAVID BURNS, SR., DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administrator: Jerry D. Burns, Jr., 107 Mussetta Drive, Hanover, PA 17331

Attorney: Clayton A. Lingg, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

**ESTATE OF DOREEN V. HEFFNER, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executor/Personal Representative: Virginia Lee Bitler, 80 Saint Johns Road W., Littlestown, PA 17340

**ESTATE OF KNUD A. HERMANSEN a/k/a KNUD AAGE HERMANSEN, JR., DEC'D**

Late of Huntingdon Township, Adams County, Pennsylvania

Co-Executors: Kristian J. Hermansen, 720 Mud Run Road, York Springs, PA 17372; Kai A. Hermansen, 981 Fickes School Road, York Springs, PA 17372

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

**ESTATE OF JOHN KEITH JOHNSON a/k/a J. KEITH JOHNSON, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Regina K. Johnson, 52 E. Broadway, Gettysburg, PA 17325

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF LOUIS E. MATUSKY, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: Amy L. Turner, 701 Old Route 30, Orrtanna, PA 17353

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

**ESTATE OF DONALD R. MILLER, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Co-Executors: Kenneth C. Miller, 2 Creekbottom Circle, Dillsburg, PA 17019; Kay M. Helm, 2162 Idaville-York Springs Road, York Springs, PA 17372

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

**ESTATE OF DORCAS LOUISE MYERS a/k/a DORCAS MYERS a/k/a DORCAS L. MYERS, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Sarah Jane Myers and Carolyn L. Hunt, c/o Irene N. Sartalis, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Irene N. Sartalis, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

**ESTATE OF HAROLD WILLIAM NELSON, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executor: Linda N. Sanders, 204 Mariam Pass, Middletown, MD 21769

**ESTATE OF ROBERT LEONARD WALTERS, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Irene K. Walters, 33021 Conservation Drive, Millsboro, DE 19966

**SECOND PUBLICATION**

**ESTATE OF MYRTLE A. AMBROSE, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executors: John W. Ambrose, 4 Panther Drive, Hanover, PA 17331; Bruce E. Ambrose, 153 E. Myrtle Street, Littlestown, PA 17340

Attorney: Keith R. Nonemaker, Esq., Barley Snyder, 40 York Street, Hanover, PA 17331

**ESTATE OF HARPER J. BAIR, a/k/a HARPER J. BAIR, JR., DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Cynthia Lou Brillhart, 16 Thomas Drive, McSherrystown, PA 17344

Attorney: Ann C. Shultis, Esq., Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

**ESTATE OF PAUL J. BECKER, DEC'D**

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executors: Melanie L. Robinson, 111 S. Orange Street, New Oxford, PA 17350; Bernard J. Robinson, Jr., 111 S. Orange Street, New Oxford, PA 17350

Attorney: Larry W. Wolf, P.C., 215 Broadway, Hanover, PA 17331

**ESTATE OF JAMES A. HANCE, JR., DEC'D**

Late of Liberty Township, Adams County, Pennsylvania

Executrix: Sharon Hance, 205 Country Club Trail, Fairfield, PA 17320

**ESTATE OF DONALD N. POPE, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Co-Executrices: Shirley M. Bauerline and Sonia K. Myers, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

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

**ESTATE OF DOLORES M. SMITH, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Arthur C. Smith, 111 Hollywood Avenue, Hanover, PA 17331

Attorney: Keith R. Nonemaker, Esq., Barley Snyder, 40 York Street, Hanover, PA 17331

**ESTATE OF RICHARD F. WIERMAN, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executrix: Susan C. Wierman, 70 Briewood Blvd., Hanover, PA 17331

Attorney: Kristen Snyder, Esq., 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055

**THIRD PUBLICATION**

**ESTATE OF DOROTHY M. KRICHTEN, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executors: Raymond H. Krichten, 125 Pine Grove Road, Hanover, PA 17331; Katie L. Dehoff, 4821 Baltimore Pike, Littlestown, PA 17340

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

**ESTATE OF R. KARYL UEBEL, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Sandra Sawyer, 1306 Carlisle Pike, Hanover, PA 17331

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FOUNDATION**

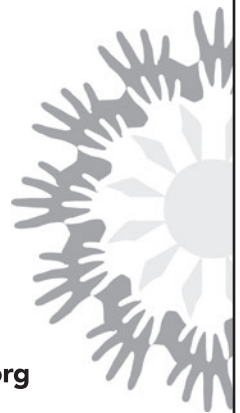
*For Good. For Adams County. For Ever.*

## When your clients want to talk about what matters to them, are you ready?

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