

# Adams County Legal Journal

Vol. 60

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No. 42

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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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2/15, 2/22 & 3/1

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name RA SMITH AND SONS AUTO COLLISION, 6790D Old Harrisburg Road, York Springs, PA 17372 has been filed in the Department of State at Harrisburg, PA, File Date 10/31/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Berwager Properties LLC, 6790D Old Harrisburg Road, York Springs, PA 17372.

2/22

**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 JAMES DE BENEDICTIS, a/k/a JAMES G. DE BENEDICTIS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Susan Dolara Kratz, 454 Ewell Drive, Gettysburg, PA 17325

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

**ESTATE OF GARY L. DILLON, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Kristina Dillon, 125 N. Carlisle Street, Greencastle, PA 17225

**ESTATE OF DOROTHY M. DODGENS, a/k/a DOROTHY MAE DODGENS, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Personal Representative: Kristin Wells, 250 Stone Jug Road, Biglerville, PA 17307

**ESTATE OF RALPH N. DUNCAN, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Sonya K. Duncan, 100 N. Peters Street, New Oxford, PA 17350

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

**ESTATE OF BETTE M. FISSEL, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: George Forney, c/o Barbara Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

**ESTATE OF WESLEY GRIFFIS, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Administrator: Debra Danglo-Griffis, c/o Richard L. Webber, Jr., Esq., Weigle & Associates, P.C., 126 East King Street, Shippensburg, PA 17257

Attorney: Richard L. Webber, Jr., Esq., Weigle & Associates, P.C., 126 East King Street, Shippensburg, PA 17257

**ESTATE OF LOUISE KUHN, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Blane E. Kuhn & David A. Kuhn, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

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

**ESTATE OF EDWARD T. LITTLE, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Linda R. Kuhn, 1701 Irishtown Road, New Oxford, PA 17350

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

**ESTATE OF LEONARD J. MARTIN, SR., DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executrix: Judy West, 1871 Herr's Ridge Road, Gettysburg, PA 17325

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

**ESTATE OF JAMES P. THOMPSON, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Timothy M. Thompson, 1216, Moulstown Road (North), Hanover, PA 17331

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

**SECOND 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. Sartal, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

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

**SECOND PUBLICATION CONTINUED**

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

**THIRD 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., Salzman 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 Brierwood Blvd., Hanover, PA 17331

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

*Are your clients ready to give back?*

ADAMS COUNTY

**COMMUNITY FOUNDATION**

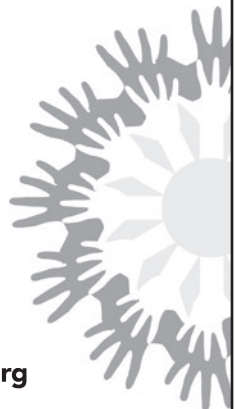
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**When your clients want to talk about what matters to them, are you ready?**

Put the **Adams County Community Foundation** on your team.

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- Respect for your client relationship
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**Contact us at 717-337-0060 or [info@adamscountycf.org](mailto:info@adamscountycf.org)** with questions or to discuss a specific scenario.



*Good for your client. Good for Adams County. Good for you.*