

ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, John W. Phillips, Esq., Editor and Business Manager.

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NOTICE OF DISBARMENT

NOTICE IS HEREBY GIVEN that by Order of the Supreme Court of Pennsylvania dated February 21, 2013, WENDY K. WEIKAL-BEAUCHAT has been DISBARRED ON CONSENT from the Bar of this Commonwealth, to take effect March 23, 2013.

Elaine M. Bixler
Secretary of the Board
The Disciplinary Board of the
Supreme Court of Pennsylvania

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 2013, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2011-SU-0001955 *continued from January 2013*

Property Address: 27 Deer Drive,
Hanover, PA 17331-8829
Parcel No.: 08009-0133---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Rafael Morales and
Vivian L. Morales
Attorneys for Plaintiff: Robert W.
Cusick, Esq., 215-563-7000

Writ of Execution No.:
2007-SU-0001210
Property Address: 40 Clines Church
Road, Aspers, PA 17304-9790
Parcel No.: 29F05-0009D---000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Lillian Loubier f/k/a
Lillian M. Armon
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0001714
Property Address: 11 Crescent Lane,
Littlestown, PA 17340-1657
Parcel No.: 27012-0081---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Christopher A. Hailey Sr.
a/k/a Christopher Hailey Sr.
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0000062
Property Address: 993 Oxford Road,
New Oxford, PA 17350
Parcel No.: 32-J10-0035
Municipality: Mt. Pleasant
Improvements: Residential Dwelling
Defendants: Phyllis J. Sehestedt,
Widow and Carl M. Sehestedt III
Attorneys for Plaintiff: Scott A.
Dietterick, Esq., 717-533-3280

Writ of Execution No.:
2011-SU-0001366
Property Address: 1113 Route 194
North, Abbottstown, PA 17301
Parcel No.: 17L08-0100
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: William A. Kurtz III, William
Allen Kurtz, Tonya M. Kurtz, Tonya
Michelle Kurtz, Tonya M. McEnerney
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2010-SU-0001372
Property Address: 628 North Bleitner
Avenue, Hanover, PA 17331
Parcel No.: 08-006-0159
Municipality: Conewago
Improvements: Erected thereon a
dwelling
Defendants: Frank J. Russo and
Carol A. Russo
Attorneys for Plaintiff: Louis P. Vitti,
Esq., 412-281-1725

Writ of Execution No.: 11-S-560
Property Address: 95 Rose Lane,
New Oxford, PA 17350
Parcel No.: 35-J12-0148
Municipality: Oxford
Improvements: Single family dwelling
Defendants: Cynthia E. McKinney and
Daniel L. McKinney
Attorneys for Plaintiff: Ashleigh L.
Marin, Esq., 908-233-8500

Writ of Execution No.:
2012-SU-0001039
Property Address: 82 Fiddler Drive,
New Oxford, PA 17350-8881
Parcel No.: 35001-0052---026
Municipality: Oxford
Improvements: Condominium Unit
Defendants: Gilberto P. Alvarez a/k/a
Gilberto Alvarez
Attorneys for Plaintiff: Allison F.
Zuckerman, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000848
Property Address: 38 Stanley Drive,
New Oxford, PA 17350
Parcel No.: 04K110048K
Municipality: Berwick
Improvements: Residential Dwelling
Defendants: Victoria A. Arentz and
Mark Allen Arentz
Attorneys for Plaintiff: Christopher A.
DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2012-SU-0000889
Property Address: 161 Foxtown Drive,
Abbottstown, PA 17301-9580
Parcel No.: 17L09-0179---000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Scott A. Ascheimer a/k/a
Scott Ascheimer and Diana N.
Ascheimer
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) 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 Muller
Sheriff of Adams County

<http://www.sheriffadamscounty.com/sheriffsales.html>

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SHERIFF SALES

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Writ of Execution No.:
2012-SU-0000829
Property Address: 14 Boyer Street,
Littlestown, PA 17340
Parcel No.: 27-11-83
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Gary L. Chalk Jr. and
Kimberly A. Clary
Attorneys for Plaintiff: Patrick J. Wesner,
Esq., 856-482-1400

Writ of Execution No.:
2012-SU-0000907
Property Address: 63 Locust Drive,
Littlestown, PA 17340-9710
Parcel No.: 117-0024
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Barbara A. Black, Michael
E. Black and Christina M. Hise
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0000568
Property Address: 69 Hunterstown
Hampton Road, Gettysburg, PA
17325-8237
Parcel No.: 38,21-74
Municipality: Straban
Improvements: Residential Dwelling
Defendants: James E. Deardorff and
Lisa Deardorff
Attorneys for Plaintiff: Meredith
Wooters, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000597
Property Address: 291 Barley Circle,
Hanover, PA 17331-8868
Parcel No.: 08012-0178---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Thomas P. Edmonds and
Melissa A. Edmonds
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001008
Property Address: 58 Fruitwood Trail,
Fairfield, PA 17320-8478
Parcel No.: 43041-0020---000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Mark K. Hodgkins and
Sharon K. Hodgkins a/k/a Sharon
Hodgkins
Attorneys for Plaintiff: Meredith
Wooters, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000273
Property Address: 308 Locust Street,
East Berlin, PA 17316-7804
Parcel No.: 10-004-0203-00
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: John D. Holland and
Michele A. Holland
Attorneys for Plaintiff: Lauren R. Tabas,
Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000881
Property Address: 660 Railroad Lane,
Ortanna, PA 17353-9356
Parcel No.: 20D 12-00 11 D---000
Municipality: Highland
Improvements: Residential Dwelling
Defendants: Charles L. Locke and
Cynthia M.C. Locke
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000542
Property Address: 88 East Locust Lane,
New Oxford, PA 17350
Parcel No.: 35008-0134---000
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Donald E. Markle Jr. and
Lucinda M. Markle a/k/a Lucinda M.
Ramsby
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000641
Property Address: 27 Lumber Street,
Littlestown, PA 17340-1623
Parcel No.: 27008-0337D---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Lori A. Memmesheimer
Attorneys for Plaintiff: Meredith
Wooters, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001716
Property Address: 30 Sunshine Lane
a/k/a 203 B Baker Road, Fayetteville,
PA 17222
Parcel No.: 18A12-0014B---000
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Jeffrey W. Mongan and
Christina M. Mongan
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000939
Property Address: 18 Bugler Drive,
New Oxford, PA 17350
Parcel No.: 35-001-0090
Municipality: Oxford
Improvements: Having thereon erected
a dwelling house
Defendants: Autumn L. Pope and
Eric P. Murren
Attorneys for Plaintiff: Leon P. Haller,
Esq., 717-234-4178

Writ of Execution No.:
2011-SU-0001292
Property Address: 44 Cannon Lane,
Gettysburg, PA 17325
Parcel No.: H14-0030
Municipality: Mt. Pleasant
Improvements: Residential Dwelling
Defendants: Amanda Richardson and
David C. Hersom Jr.
Attorneys for Plaintiff: Craig
Oppenheimer, Esq., 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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) 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 Muller
Sheriff of Adams County

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SHERIFF SALES

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Writ of Execution No.:
2009-SU-0001478
Property Address: 2503 Heidlersburg Road, Gettysburg, PA 17325-7620
Parcel No.: 40, H07-0079-000
Municipality: Tyrone
Improvements: Residential Dwelling
Defendants: David T. Batts and Heather R. Batts
Attorneys for Plaintiff: Meredith Wooters, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001421
Property Address: 110 Harrisburg Street, East Berlin, PA 17316
Parcel No.: 10-4-67
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: Jean E. Kroft
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2012-SU-0001155
Property Address: 897 Orchard Lane, Aspers, PA 17304-9726
Parcel No.: 29F06-0060---000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Richard D. Runyan and Ann T. Runyan
Attorneys for Plaintiff: Meredith Wooters, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001254
Property Address: 10 Revere Court, Littlestown, PA 17340
Parcel No.: (27)-013-0022
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Arthur G. Rollman Jr. and Ellen R. Rollman
Attorneys for Plaintiff: Kassia Fialkoff, Esq., 856-669-5400

Writ of Execution No.:
2009-SU-0001969
Property Address: 1210 Bullfrog Road, Fairfield, PA 17320
Parcel No.: 13E17-0071---000
Municipality: Freedom
Improvements: Residential Dwelling
Defendants: Bruno Grela Mpokeo
Attorneys for Plaintiff: Christopher A. DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2010-SU-0000664
Property Address: 83 Mummert Drive, Littlestown, PA 17340
Parcel No.: 41J17-0090---000
Municipality: Union
Improvements: Residential Dwelling
Defendants: Brandon Rippeon, Personal Administrator of the Estate of Robert F. Rippeon Jr.
Attorneys for Plaintiff: Kristine M. Anthon, Esq., 412-281-7650

Writ of Execution No.:
2008-SU-0001124
Property Address: 250 Ridge Road, York Springs, PA 17372
Parcel No.: 23-14-15C
Municipality: Latimore
Improvements: Gas & Convenience Store
Defendants: Parminder Singh, Paramjit Kaur and Balvinder S. Pannu
Attorneys for Plaintiff: Scott F. Landis, Esq., 717-299-5201

Writ of Execution No.:
2012-SU-0000547
Property Address: 1626 Center Mills Road, Aspers, PA 17304
Parcel No.: (29) 001-0004
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Julie Elizabeth South and Donald South
Attorneys for Plaintiff: Kassia Fialkoff, Esq., 856-669-5400

Writ of Execution No.:
2012-SU-0000758
Property Address: 54 North Gala, Littlestown, PA 17340
Parcel No.: 27-004-0044-000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Robert W. Thompson Jr. and Sue E. Thompson
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2012-SU-0000906
Property Address: 841 Georgetown Road, Littlestown, PA 17340
Parcel No.: 01-15-J18-0070-00-00
Municipality: Germany
Improvements: Residential Dwelling
Defendants: Magdalen Phillips Est. (Deceased), June P. Delaney Strickhouser and Patricia D. Sinclair
Attorneys for Plaintiff: Barbara A. Fein, Esq., 215-653-7450

Writ of Execution No.:
2012-SU-0001439
Property Address: 201 Carr Hill Road, Gettysburg, PA 17325
Parcel No.: 20-D14-0002E-000
Municipality: Highland
Improvements: Residential Dwelling
Defendants: Eric Jones and Jane Jones
Attorneys for Plaintiff: Udren Law Offices, P.C., 856-669-5400

Writ of Execution No.:
2012-SU-0001022
Property Address: 134 Lynx Drive, Hanover, PA 17331
Parcel No.: 08007-0093---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Michael Wright a/k/a Michael T. Wright
Attorneys for Plaintiff: Barbara A. Fein, Esq., 215-653-7450

Writ of Execution No.:
2011-SU-0001998
Property Address: 2215 Centennial Road, Hanover, PA 17331
Parcel No.: 32113-0062E
Municipality: Mt. Pleasant
Improvements: Residential Dwelling
Defendants: Darlene Lynn Harris
Attorneys for Plaintiff: Ronald J. Drescher, Esq., 410-484-9000

Writ of Execution No.:
2012-SU-0001078
Property Address: 41 Springfield Drive, New Oxford, PA 17350
Parcel No.: 17K09-0101---000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Idrissa Diarra
Attorneys for Plaintiff: Patrick J. Wesner, Esq., 856-482-1400

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James Muller
Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

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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 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 NEVIN E. BAKER a/k/a NEVIN BAKER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: John H. Bosserman and Delores J. Bosserman, 455 Bakers Watering Trough Road, P.O. Box 744, East Berlin, PA 17316

Attorney: Niles S. Benn, Esq. and Terence J. Barna, Esq., BENNLAWFIRM, 103 East Market Street, P.O. Box 5185, York, PA 17405-5185

ESTATE OF FRANK HARRY GOEDEKE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Frank Howard Goedeke, 2053 Harmonyville Road, Pottstown, PA 19465

ESTATE OF EVAN D. KLINE JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Mildred H. Kline, 610 Harmony Drive, Apartment 303, New Oxford, PA 17350

Attorney: Ronald J. Hagarman, Esq., 110 Baltimore Street, Gettysburg, PA 17325

ESTATE OF WALTER A. MINNICK, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Dorene M. Davis, 26 Black Bass Trail, Fairfield, PA 17320

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

ESTATE OF CLARA E. SAGER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executors: Calvin C. Sager Jr., 1395 North Green Ridge Road, Orrtanna, PA 17353; Eugene C. Sager, 400 Woodland Drive, Dillsburg, PA 17019

Attorney: Chester G. Schultz, Esq., 145 Baltimore Street, Gettysburg, PA 17325

ESTATE OF HAROLD D. SHAFFER, a/k/a HAROLD DEAN SHAFFER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: John A. Shaffer a/k/a Jon A. Shaffer, 55 South Hillside Drive, Biglerville, PA 17307

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

SECOND PUBLICATION

ESTATE OF MARY LOUISE DAVIS, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Sharon L. Payne, 4004 Buchanan Street, Hyattsville, MD 20781

Attorney: Ronald J. Hagarman, Esq., 110 Baltimore Street, Gettysburg, PA 17325

ESTATE OF DOROTHY MARIE FARROUX, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: William H. Farroux, 2735 East Mayberry Road, Taneytown, MD 21787

ESTATE OF CORA L. LUNTZ, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: John R. Luntz, 301 Mount Hope Road, Fairfield, PA 17320

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

ESTATE OF JAYNE W. ROULETTE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: James W. Tipton II, 40 Spruce Drive, Gettysburg, PA 17325

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

ESTATE OF CHARLES W. TEST a/k/a CHARLES WESLEY TEST JR., DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Randy B. Test, 14 Oxen Lane, New Oxford, PA 17350

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

ESTATE OF GLOVELIA WILLIAMS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Shirley Hovis, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

THIRD PUBLICATION

ESTATE OF NICHOLAS T. CHARNEY, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrators: Taunnie Novak, 243 Pizarro Road, St. Augustine, FL 32080; Robert G. Teeter, 108 West Middle Street, Gettysburg, PA 17325

Attorney: Teeter, Teeter & Teeter, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF EVELYN M. CLINE, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administrators CTA: Cynthia D. Moore, P.O. Box 44, Bendersville, PA 17306; Jeffery A. Cline, 91 Camelot Arms, Building K, York, PA 17406

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

ESTATE OF BLANCHE ARLENE HARMAN, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Co-Administrators: Lorraine L. Ensor, 5346 Carlisle Pike, New Oxford, PA 17350; Kenneth H. Harman, 2836 Oxford Road, New Oxford, PA 17350

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

ESTATE OF WILLIAM F. McMASTER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executrix: Jane McMaster, 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

(continued on page 6)

THIRD PUBLICATION (CONTINUED)

ESTATE OF EDWARD V. MIGDALSKI,
DEC'D

Late of Germany Township, Adams
County, Pennsylvania

Executrices: Rose M. Schmitt, 5314
Chestnut Ridge Road, Orchard
Park, NY 14127; Diane Chmielewski,
18 Sharon Avenue, Tonawanda, NY
14150

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

ESTATE OF ANN H. NANCE, DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Co-Executrices: Patti A. Saylor, 98
Table Rock Road, Gettysburg, PA
17325; Susan M. Saylor, 335 Table
Rock Road, Gettysburg, PA 17325

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