

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name LAUGHING CAT FARM, 2200 Stoney Point Road, East Berlin, PA 17316 has been filed in the Department of State at Harrisburg, PA, File Date 04/27/2019 pursuant to the Fictitious Names Act, Act 1982-295. The names and address of the people who are a party to the registration are Christine M. Enck and Harry J. Enck, 2200 Stoney Point Road, East Berlin, PA 17316.

10/25

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
Judgment 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

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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 Braggtown

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 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. Routch, 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

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

SECOND 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

THIRD PUBLICATION**ESTATE OF GERTRUDE E. BOHN, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Darla J. Lenker, 20 South Park Street, Dallastown, PA 17313

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

ESTATE OF HELEN L. CROUSE, a/k/a HELEN LOUISE CROUSE, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Andrew R. Crouse, 40 S. Stratton Street, Gettysburg, PA 17325

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

ESTATE OF ROSALIE A. DAVIS, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executor: Charles W. Davis, 335 Greenbrier Road, York Springs, PA 17372

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

ESTATE OF MYRTLE MAE WILKINSON LITTLE, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Dwight D. Little, 271 Orphanage Road, Littlestown, PA 17340

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

ESTATE OF JAMES L. RYNARD a/k/a JAMES LLOYD RYNARD, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Cathy R. Church, 65 Maple Avenue, West Orange, NJ 07052

Attorney: Thomas E. Miller, Esq., Law Office of Thomas E. Miller, Esquire LLC, 249 York Street, Hanover, PA 17331

ESTATE OF KATHY A. STRAILE, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Executrix: Kristen B. Noren, 1202 Yverdon Drive, Camp Hill, PA 17011

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

ESTATE OF ELSIE L. WIRE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Bonnie G. Mathews, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316



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