

Adams County Legal Journal

Vol. 59

March 2, 2018

No. 43

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on February 2nd, 2018, a petition was filed for a minor name change in the Court of Common Pleas of Adams County of Pennsylvania. The name change of minor Ashley Marie Weaver to Ashley Marie Bonilla. A hearing is set for March 16, 2018, at 10:30 A.M. In Courtroom No.4, Third Floor, Adams County Courthouse.

3/2

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT THE BRETHERN MANAGEMENT SERVICES CORPORATION, a Pennsylvania business corporation with its registered office located at 2990 Carlisle Pike, New Oxford, Pennsylvania 17350, is now engaged in winding up and settling the affairs of the corporation. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended).

Latscha Davis & McKenna, P.C.
1700 Bent Creek Boulevard, Suite 140
Mechanicsburg, PA 17050

3/2

NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, March 16, 2018 at 8:30 a.m.

HAWK — Orphans' Court Action Number OC-21-2017. The First and Final Account of James C. Stine, Administrator of the estate of Ellen M. Hawk, deceased late of Mount Joy Township, Adams County, Pennsylvania.

DEARDORFF — Orphans' Court Action Number OC-33-2017. The First and Final Account of Beverly G. Deardorff, Administratrix of the estate of Joshua Lyn Deardorff, deceased, late of the Borough of Biglerville, Adams County, Pennsylvania.

STARNER — Orphans' Court Action Number OC-72-2017. The First and Final Account of Benedict A. Kuhn, Administrator of the estate of Arthur W. Starner, deceased, late of Franklin Township, Adams County, Pennsylvania.

DAVIS — Orphans' Court Action Number OC-10-2018. The First and Final Account of Janet L. Stopyra-Buterbaugh, Administratrix of the estate of Catherine Davis, deceased, late of Franklin Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

3/2 & 3/9

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 16th day of March 2018, 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. 17-SU-1004
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS INDENTURE TRUSTEE, FOR THE CSMC 2015-RPL5 TRUST, MORTGAGE-BACKED NOTES, SERIES 2015-RPL5

vs.
ALFRED H SHUPP
PROPERTY ADDRESS: 38 BRAGG DRIVE, EAST BERLIN, PA 17316 UPI / TAX PARCEL NUMBER: 36114-0018-000
Reading Township, Adams County, PA
IMPROVMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$189,235.57
Attorney for Plaintiff Edward J. Mckee, Esquire Stern & Eisenberg, PC
Phone 215-572-8111

No. 17-SU-890
LSF9 MASTER PARTICIPATION TRUST
vs.

STERLING D. SIPLING
PROPERTY ADDRESS: 100 NEW CHESTER ROAD, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 38111-0017A--000
Township Of Straban
(Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$89,220.83
Attorney for Plaintiff
Kevin J. Cummings, Esquire PA ID# 209660 WELTMAN, WEINBERG & REIS CO., L.P.A.
Pittsburgh, PA 15219
(412) 338-7108 (Kim)

No. 17-SU-755
CITIMORTGAGE INC
vs.

WESTLEY STOCKSLAGER, AS ADMINISTRATOR OF THE ESTATE OF WAYNE STOCKSLAGER, DECEASED
PROPERTY ADDRESS: 1077 OLD WAYNESBORO ROAD, FAIRFIELD, PA 17320 UPI / TAX PARCEL NUMBER: 18A17-0057-000
IMPROVEMENTS THEREON:
Residential Dwelling.
JUDGMENT AMOUNT: \$166,045.22
ATTORNEYS FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC

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
2/16, 2/23 & 3/2

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No. 17-SU-880
DITECH FINANCIAL LLC
vs.

DAMIAN ANGELES-CASTILLO
PROPERTY ADDRESS: 465 ROCK VALLEY ROAD, ASPERS, PA 17304 UPI / TAX PARCEL NUMBER: 40H06-0103--000
Tyrone Township, Adams County, IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$173,044.45
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-953
PNC BANK, NATIONAL ASSOCIATION
vs.

RUSSELL JOSEPH BAUGHMAN
PROPERTY ADDRESS: 390 SMITH ROAD, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 38G12-0014A-000
Straban Township, Adams County IMPROVEMENTS THEREON:
Residential Property
JUDGMENT AMOUNT: \$48,198.09
Udren Law Offices, P.C.
Woodcrest Corporate Center 1
Cherry Hill, Nj 08003-3620 856-669-5400

No. 17-SU-1010
PNC MORTGAGE, A DIVISON OF PNC BANK NATIONAL ASSOCIATION
vs.

STANLEY BRENNER
PROPERTY ADDRESS: 327 NORTH STREET, MCSHERRYSTOWN, PA 17344-1422 UPI / TAX PARCEL NUMBER: 28-005-0068-000
McSherrystown Borough , ADAMS County, Pennsylvania, (Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$120,881.89
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-1055
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
vs.

ADRIAN C. BUCCHIONI
PROPERTY ADDRESS: 20 EWELL DRIVE, EAST BERLIN, PA 17316 UPI / TAX PARCEL NUMBER: 36102-0048-000

Reading Township, Adams County, PA (Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$203,495.30
Attorneys for Plaintiff KML Law Group, P.C.

No. 17-SU-789
ASTORIA BANK
vs.

CHRISTINE A CLOUSER, KNOWN SURVIVING HEIR OF TERRI L. NEIDERER, UNKNOWN SURVIVING HEIRS OF TERRI L. NEIDERER, CARROLL BRADFORD SNEERINGER; KNOWN SURVIVING HEIR OF TERRI L. NEIDERER, CARROLL BRADFORD SNEERINGER, IN HIS CAPACITY AS KNOWN SURVIVING HEIR OF TERRI L. NEIDERER
PROPERTY ADDRESS: 185 BOLLINGER ROAD, LITTLESTOWN, PA 17340 UPI / TAX PARCEL NUMBER: 15J18-0066B--000
in Germany Township, Adams County, Pennsylvania,
IMPROVEMENTS THEREON ARE:
Residential Dwelling
JUDGMENT AMOUNT: \$126,508.27
McCabe, Weisberg & Conway, LLC 1 Philadelphia, PA 19109

No. 17-SU-938
DITECH FINANCIAL LLC
vs.

SUSAN C. HARBIN, EDWIN L. HARBIN
PROPERTY ADDRESS: 784 HOFFMAN HOME ROAD, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 30H17-0005--000
Mt Joy Township, Adams County, Pennsylvania,
(Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$276,728.55
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1318
M&T BANK
vs.

ROBERT DALE HICKS
PROPERTY ADDRESS: 36 EAST HANOVER STREET, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 06005-0088-000
Borough of Bonneauville, Adams County, Pennsylvania Parcel No: 06005-0088-000
(Acreage or street address)
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$271,453.84
Attorneys for Plaintiff KML Law Group, P.C.

No. 17-SU-503
WELLS FARGO BANK, N.A.
vs.

SHAUN R. KAUFFMAN, MICHELLE BUSER
PROPERTY ADDRESS: 5297 CHAMBERSBURG ROAD, ORRTANNA, PA 17355 UPI / TAX PARCEL NUMBER: 12-B09-014400-0
Franklin Township
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$94,636.61
Milstead & Associates, LLC
(856) 482-1400
Attorney for Plaintiff

No. 17-SU-978
FIRST COMMUNITY BANK OF MERCERSBURG
vs.

BRENDON D. MARTIN
Carroll Valley Borough, Adams County, Pennsylvania
PROPERTY ADDRESS: 6565 FAIRFIELD ROAD, FAIRFIELD, PA 17320
UPI / TAX PARCEL NUMBER: 43-035-0179-000
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$146,670.79,
Attorney for Plaintiff
Kornfield and Benchoff, LLP

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James W. Muller
Sheriff of Adams County

www.adamscounty.us
2/16, 2/23 & 3/2

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No. 17-SU-737
PHH MORTGAGE CORPORATION
 vs.
VASILIOS A. KAVALOS, KALIOPE A. KAVALOS, PAGONA KAVALOS
 PROPERTY ADDRESS: 90 HEMLOCK DRIVE, HANOVER, PA 17331 UPI / TAX PARCEL NUMBER: 08021-0165---000 (Acreage or street address)
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$123,848.30
 Hanover Borough, Adams County, Pennsylvania,
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-286
WELLS FARGO BANK, NA
 vs.
ELIZABETH ANN LIFE, JEFFREY L. LIFE
 PROPERTY ADDRESS: 261 CLINES CHURCH ROAD, ASPERS, PA 17304 UPI / TAX PARCEL NUMBER: 29F05-0010-000
 Township of Menallen
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$150,461.51
 MANLEY DEAS KOCHALSKI LLC
 Columbus, OH 43216
 614-220-5611

No. 17-SU-804
BANK OF AMERICA, N.A.
 vs.
SCOTT ALAN MORRISON AS ADMINISTRATOR OF THE ESTATE OF ROBERT W. ANDERSON, DECEASED, ROBERT CHRISTIAN ANDERSON SOLELY IN HIS CAPACITY AS HEIR OF ROBERT W. ANDERSON, DECEASED, THE UNKNOWN HEIRS OF ROBERT W. ANDERSON DECEASED, HEATHER TEN EYCK
 PROPERTY ADDRESS: 9 CROSS TRAIL, FAIRFIELD, PA 17320
 Carroll Valley Borough
 UPI / TAX PARCEL NUMBER: 43-018-0009-000
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$141,030.21
 Attorneys for Plaintiff KML Law Group, P.C.

No. 16-SU-10
U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION
 vs.
WILLIAM J. NIEVES, REBEKAH NIEVES
 PROPERTY ADDRESS: 44 PINE RIDGE ROAD, ASPERS, PA 17304 UPI / TAX PARCEL NUMBER: 29E05-0062A--00
 Menallen Township
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$207,672.67
 Attorney for Plaintiff Shapiro & DeNardo LLC

No. 12-SU-1845
MID ATLANTIC STORAGE SYSTEMS, INC.
 vs.
PAINT THE WIND, LLC
 PROPERTY ADDRESS: 1207 Flohrs Church Rd., Biglerville, PA 17307 UPI / TAX PARCEL NUMBER: 12D10-0005 - -000
 Franklin Township, Adams County PA
 IMPROVEMENTS THEREON: partially constructed commercial buildings
 JUDGMENT AMOUNT: \$132,986.40
 Attorney for the Plaintiff
 Kaplin Steward Meloff Reiter & Stein, PC

No. 17-SU-1066
WELLS FARGO BANK, NA
 vs.
EDWARD V PREIS
 PROPERTY ADDRESS: 1319 GRANITE STATION ROAD, GETTYSBURG, PA 17325 UPI / TAX PARCEL NUMBER: 38-H12-0096
 Straban Township, Adams County, Pennsylvania,
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$98,727.22
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-845
CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.
 vs.
ROBERT D. RHOTEN, JEANNETTE G. RHOTEN
 PROPERTY ADDRESS: 115 HEMLOCK DRIVE, HANOVER, PA 17331 UPI / TAX PARCEL NUMBER: 08021-0075
 Conewago Township, Adams County Pennsylvania
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$95,398.13
 Attorney for Plaintiff
 PHELAN HALLINAN DIAMOND & JONES LLP

No. 17-SU-1179
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-D
 vs.
KUMAR SAMBHAV
 PROPERTY ADDRESS: 207 HANOVER STREET, NEW OXFORD, PA 17350 UPI / TAX PARCEL NUMBER: 34008-0035-000
 Borough of New Oxford, Adams County PA
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$188,723.31
 Attorney for Plaintiff Udren Law Offices P.C.

No. 17-SU-682
WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION
 vs.
HOWARD WESLEY SENSENEY, MARGIANA SENSENEY
 PROPERTY ADDRESS: 833 TEETER ROAD, LITTLESTOWN, PA 17340 UPI / TAX PARCEL NUMBER: 15-H18-0101--000
 Germany Township, Adams County, Pennsylvania,
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$259,133.92
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

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James W. Muller
 Sheriff of Adams County
 www.adamscounty.us
 2/16, 2/23 & 3/2

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 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

(No Estate Notices Submitted)

SECOND PUBLICATION

ESTATE OF WILLIAM H. DAVIS, III, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Kathy Lynn Graham-Davis, a/k/a Kathy Lynn Graham, 50 Heritage Drive, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

ESTATE OF MARY A. ROLLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Suzanne M. Hoke, c/o Kearney Galloway, LLC, 940 South Queen Street, York, PA 17403

Attorney: Jennifer A. Galloway, Esq., Kearney Galloway, LLC, 940 South Queen Street, York, PA 17403

THIRD PUBLICATION

ESTATE OF COLLEEN R. FLESHMAN a/k/a COLLEEN ROSE FLESHMAN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Colleen A. Cole, 275 Shippensburg Road, Biglerville, PA 17307

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF WALLACE FORD, SR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Ms. Cherry L. Shanebrook, 105 Drummer Drive, New Oxford, PA 17350

Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

ESTATE OF GENEVIEVE H. HECKER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: John M. Hecker, 316 Lake Meade Drive, East Berlin, PA 17316

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

ESTATE OF LAWRENCE F. KLUNK, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Debra A. Zelanko, 20 Fox Tail Drive, Hanover, PA 17331

ESTATE OF BARRY L. KOONTZ, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: George Russell Koontz, c/o John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

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

ESTATE OF HILDA E. LYBA-SELL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Ms. Terri Ann B. Shaner, 16 Franklin Drive, McSherrystown, PA 17344

Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

ESTATE OF PATSY L. MELLOTT, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: John W. Schubert, a/k/a John W. Shubert, 76 Hillside Drive, Chambersburg, PA 17202

Attorney: Mark T. Orndorf, Esq., Family First Estate Services, 1110 Kennebec Drive, Chambersburg, PA 17201

ESTATE OF NADINE E. NEIDERER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Personal Representative: Timothy W. Neiderer, 80 Kohler School Rd., New Oxford, PA 17350; Jeffrey J. Neiderer, 10 Bair Rd., New Oxford, PA 17350

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

ESTATE OF BEVERLY J. NEWMAN, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Melissa A. Tschida, 55 Gablers Road, Aspers, PA 17304

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

ESTATE OF LLOYD M. UPHOLD, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Administrator: Lorna M. Uphold, c/o Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331

Attorney: Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331

SHERIFF SALES

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No. 17-SU-594

BANK OF AMERICA, N.A.

vs.

THOMAS MICHAEL TIPTON, FAITHE ELIZABETH TIPTON, GARRY MARSHALL MORRIS

PROPERTY ADDRESS: 280 OLD WESTMINSTER ROAD, HANOVER, PA 17331

Township of Union, Adams County, Pennsylvania,

UPI / TAX PARCEL NUMBER: 41KI8-0035--000

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$182,128.84

McCabe, Weisberg & Conway, LLC Philadelphia, PA 19109

No. 11-SU-317

21ST MORTGAGE CORPORATION

vs.

TIMOTHY L WILKINSON, CHRISTINE M WILKINSON

PROPERTY ADDRESS: 757 GABLERS ROAD, GARDNERS, PA 17324

Menallen Township, Adams County UPI / TAX PARCEL NUMBER: 29-F404-0047A-000

(Acreage or street address)

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$266,208.90

Attorneys for Plaintiff KML Law Group, P.C.

No. 17-SU-1014

WELLS FARGO BANK, N.A.

vs.

CRYSTAL L. WOLF, JARED M. WOLF

PROPERTY ADDRESS: 5 AMBER VIEW, EAST BERLIN, PA 17316

Reading Township, Adams County, Pennsylvania, being

UPI / TAX PARCEL NUMBER: 36K08-0212--000

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$235,550.18

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-848

AMERICAN FINANCIAL RESOURCES, INC.

vs.

SHAWN A. SUTPHEN

PROPERTY ADDRESS: 10 NORTH JEFFERSON STREET, HANOVER, PA 17331 UPI / TAX PARCEL NUMBER: 08008-0148A-000

Conewago Township, Adams County, Pennsylvania,

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$179,840.66

McCabe, Weisberg & Conway, LLC Philadelphia, PA 19109

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