

# Adams County Legal Journal

Vol. 61

July 5, 2019

No. 9

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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, July 12, 2019 at 8:30 a.m.

ADAMS—Orphans' Court Action Number OC-82-2017. The First and Final Account of Barbara A. Rudisill of Richard W. Adams, deceased, late of Franklin Township, Adams County, Pennsylvania.

SHOWERS—Orphans' Court Action Number OC-48-2019. The First and Final Account of Doris A. Showers, Administratrix CTA of Walter C. Showers, deceased, late of Cumberland Township, Adams County, Pennsylvania.

WARREN—Orphans' Court Action Number OC-62-2019. The First and Final Account of Ruby Warren, Executrix of Bill H. Warren, a/k/a Bill Howe Warren, deceased, late of Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

6/28 & 7/5

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 07, 2019 for the hugging dog co. at 6 Curtis Drive, East Berlin, PA 17316. The name and address of each individual interested in the business is Kelly Kaiser at 6 Curtis Drive, East Berlin, PA 17316. This was filed in accordance with 54 Pa.C.S. 311.

7/5

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on March 28, 2019, a petition for name change was filed in the Court of Common Pleas of Adams County, Pennsylvania, requesting a decree to change the name of the Petitioner, a minor, Jameson Paul Oyler to Jameson Paul Ortiz. The Court has affixed July 12th, 2019, at 1:30 pm in courtroom #4, third floor of the Adams County Courthouse as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause, if any they have, why the Petition should not be granted.

Victor M. Ortiz
Parent

7/5

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 19th day of July 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-6
Nationstar Mortgage LLC d/b/a
Champion Mortgage Company
vs.

Steven Rucker, solely in his capacity
as heir of Jean F. Mauss, deceased
Address: 524 Prince Street, Littlestown,
PA 17340
Parcel: 27004-0008-0000
Littlestown Borough, Adams County,
Pennsylvania
Improvements: Residential Dwelling
Judgment: \$149,879.23
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 19-SU-76
Pennymac Loan Services, LLC
vs.

Stacey L. Sheads
Address: 72 Country Drive, Gettysburg,
PA 17325
Parcel: 32-004-0105-000
Mt. Pleasant Township
Improvements: Residential Dwelling
Judgment: \$234,690.76
Attorneys for Plaintiff:
Powers Kirn LLC

No. 18-SU-1140
Bank of America, N.A.
vs.

Eva Bonn Smith, individually and in her
capacity as heir of Walter R. Comer,
Jr., deceased, unknown heirs,
successors, assigns, and all persons,
firms, or associations claiming right,
title or interest from or under Walter R.
Comer, Jr., Deceased
Address: 1341 Harney Road,
Littlestown, PA 17340
Parcel: 15H18-0026---000
Germany Township, Pennsylvania
Improvements: Residential Dwelling
Judgment: \$218,546.71
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

NOTICE directed to all parties in interest
and claimants that a schedule of distribu-
tion 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
6/21, 6/28 & 7/5

SHERIFF SALES

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**No. 18-SU-568**  
**Nationstar Mortgage LLC d/b/a**  
**Champion Mortgage Company**  
 vs.

**Philip C. Aldinger, Jr., in his capacity as heir of Doris E. Aldinger, deceased, Lynn E. Aldinger, a/k/a Lynnwood Aldinger, in his capacity as heir of Doris E. Aldinger, deceased, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Doris E. Aldinger, deceased**  
 Address: 6425 Old Harrisburg Road, York Springs, PA 17372  
 Parcel: 22105-0032---000  
 Improvements: Residential Property  
 Judgment: \$111,359.40  
 Attorneys for Plaintiff:  
 RAS Citron LLC

**No. 18-SU-1208**  
**JPMorgan Chase Bank, National Association**  
 vs.

**Timothy D. Becker**  
 Address: 515 Lexington Way, Littlestown, PA 17340  
 Parcel: 27013-0023---000  
 Littlestown Borough, Adams County, Pennsylvania  
 Improvements: Residential Dwelling  
 Judgment: \$211,503.05  
 Attorneys for Plaintiff:  
 Phelan Hallinan Diamond & Jones, LLP

**No. 18-SU-1211**  
**Ditech Financial LLC**  
 vs.

**Rebecca A. Bennett, Nathaniel D. Francisco, Gerard P. Michaels**  
 Address: 26 N. Franklin Street, Gettysburg, PA 17325  
 Parcel: 16007-0147-000  
 Gettysburg Borough, Adams County, Pennsylvania  
 Improvements: Residential Dwelling  
 Judgment: \$94,266.97  
 Attorneys for Plaintiff:  
 KML Law Group, P.C.

**No. 18-SU-626**  
**American Advisors Group**  
 vs.

**Michele Carter, Administratrix of the Estate of Thomas J. Carter**  
 Address: 96 Greenbrier Road, York Springs, PA 17372  
 Parcel: 22105-0068---000  
 Huntingdon Township, Adams County, Pennsylvania  
 Improvements: Residential Dwelling  
 Judgment: \$144,533.88  
 Attorneys for Plaintiff:  
 McCabe, Weisberg & Conway, LLC  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 16-SU-303**  
**World Business Lenders, LLC**  
 vs.

**Eastern Shoe Company, LLC, Pennsylvania Imports, Katrina J. McClelland, Attai Husnain Shahzad**  
 Address: 35 and 51 Cashman Road, New Oxford, PA 17350  
 Parcel: 40I07-0039B-000  
 Tyrone Township, Adams County  
 Improvement: Residential Dwelling  
 Judgment: \$126,285.42  
 Attorneys for Plaintiff:  
 Flaherty Fardo, LLC  
 Noah P. Fardo, Esq.  
 812 Ivy Street  
 Pittsburgh, PA 15232  
 412-802-6666

**No. 19-SU-101**  
**JPMorgan Chase Bank, National Association**  
 vs.

**Joshua W. Francisco, Megan C. Beaty**  
 Address: 198 Hunterstown Hampton Road, Gettysburg, PA 17325  
 Parcel: 38H10-0059.00-00000  
 Straban Township  
 Improvements: Residential Dwelling  
 Judgment: \$135,688.36  
 Attorneys for Plaintiff:  
 Katherine M. Wolf, Esq.

**No. 18-SU-1187**  
**Carrington Mortgage Services, LLC**  
 vs.

**Thomas Taylor, Administrator of the Estate of Dawn Ellis, deceased**  
 Address: 1101 Frederick Pike, Littlestown, PA 17340  
 Parcel: 15117-0113-000  
 Germany Township, Adams County, Pennsylvania  
 Improvements: Residential Dwelling  
 Judgment: \$201,892.21  
 Attorneys for Plaintiff:  
 Samantha Gable, Esq.

**No. 18-SU-672**  
**Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2006-AR12, Mortgage Pass-Through Certificates Series 2006-AR12**  
 vs.

**Geoffrey W. Grabowski**  
 Address: 31 Ridge Trail, Fairfield, PA 17320  
 Parcel: 43-012-0001-000  
 Carroll Valley Borough, formerly Hamiltonban Township, Adams County, Pennsylvania  
 Judgment: \$109,531.00  
 Improvements: Residential Dwelling  
 Attorneys for Plaintiff:  
 Stern & Eisenberg, PC  
 1581 Main Street, Suite 200  
 The Shops at Valley Square  
 Warrington, PA 18976

**No. 19-SU-152**  
**Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust**  
 vs.

**Anna M. Herrick, Executrix of the Estate of Mary C. Neiderer, Deceased**  
 Address: 311 South Street, McSherrystown, PA 17344  
 Parcel: 28006-0024---000  
 McSherrystown Borough  
 Improvements: Residential Dwelling  
 Judgment: \$141,163.01  
 Attorneys for Plaintiff:  
 Shapiro & Denardo, 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  
 6/21, 6/28 & 7/5

## SHERIFF SALES

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**No. 18-SU-1126**

**Ditech Financial LLC f/k/a Green Tree Servicing LLC**  
vs.

**Sue A. Johnson, William P. Johnson**

Address: 1013 Heritage Drive,  
Gettysburg, PA 17325  
Parcel: 30111-0003---000  
Mount Joy Township, Adams County,  
Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$260,933.34  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 18-SU-1042**

**Bayview Loan Servicing, LLC**  
vs.

**Barbara A. Jones, Theodore W. Jones, Jr., the unknown heirs of Barbara A. Jones**

Address: 95 Orrtanna Road, Cashtown,  
PA 17310  
Parcel: 12C10-0197-000  
Franklin Township, Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$61,839.20  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 14-SU-748**

**PNC Bank, National Association**  
vs.

**Julie A. Langas, Elias N. Langas**

Address: 971 McLaughlin Road,  
Fairfield, PA 17320  
Parcel: 25-D15-0033---000  
Liberty Township, Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$94,243.24  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 19-SU-199**

**Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Community Banks**  
vs.

**Edward E. Monroe, Donna Lynn Monroe**

Address: 722 Rentzel Road, Biglerville,  
PA 17307  
Parcel: 38G09-0007  
Straban Township, Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$58,491.62  
Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**No. 19-SU-246**

**ACNB Bank, Formerly Known As Adams County National Bank**  
vs.

**Earl M. Strickhouser**

Address: 25 and 35 Aspers North Road,  
Aspers, PA 17304  
Menallen Township, Adams County,  
Pennsylvania  
Parcel: 29-001-0022---000 & 29-001-0022-001  
Improvements: Warehouse &  
Residential  
Judgment: \$163,948.34  
Attorneys for Plaintiff:  
CGA Law Firm

**No. 18-SU-276**

**Branch Banking and Trust Company**  
vs.

**Joshua Lee Miller, Kimberly Glatfelter, known surviving heir of Joshua L. Miller, unknown surviving heirs of Joshua L. Miller**

Address: 535 Peepytown Road, East  
Berlin, PA 17316  
Parcel: 36K08-0066B---000  
Reading Township, Adams County,  
Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$87,937.10  
Attorneys for Plaintiff:  
McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**No. 17-SU-1049**

**Branch Banking and Trust Company**  
vs.

**Joshua Lee Miller, Kimberly Glatfelter, known surviving heir of Joshua L. Miller, unknown surviving heirs of Joshua L. Miller**

Address: 535 Peepytown Road, East  
Berlin, PA 17316  
Parcel: 36K08-0066B---000  
Reading Township, Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$30,761.59  
Attorneys for Plaintiff:  
McCabe, Weisberg & Conway, LLC

**No. 18-SU-1031**

**Amerihome Mortgage Company, LLC**  
vs.

**Leslie John Mohan, Michelle Lynn Mohan**

Address: 38 Howard Drive, East Berlin,  
PA 17316  
Parcel: 23104-0017-000  
Latimore Township, Adams County,  
Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$165,324.96  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 16-SU-1323**

**Abbottstown Borough**  
vs.

**Christopher Wayne Moore, Merita K. Moore**

Address: 312 Sutton Road,  
Abbottstown, PA 17301  
Parcel: 01005-0003-000 Combined  
W/01005-0013---000  
Abbottstown Borough, Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$22,024.00  
Attorneys for Plaintiff:  
Salzmann Hughes, P.C.  
Timothy J. Shultis

**No. 17-SU-311**

**Quicken Loans Inc.**  
vs.

**Jay Prise**

Address: 217 Center Street,  
McSherrystown, PA 17344  
Parcel: 28006-0107---000  
McSherrystown Borough, Pennsylvania  
Improvements: Residential Dwelling  
Judgment: \$149,660.88  
Attorneys for Plaintiff:  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976

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James W. Muller  
Sheriff of Adams County

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6/21, 6/28 & 7/5

## 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 LUCY V. BROUGHTON, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administrator: Katherine M. Sharrah, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

## ESTATE OF KURT R. HOLSCLOW, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Sharon K. Holsclaw, c/o Gary J. Imblum, Esq., Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111

Attorney: Gary J. Imblum, Esq., Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111

## ESTATE OF TERESA A. MURREN, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Dorothy L. Chronister, 6044 Rowe Run Road, Chambersburg, PA 17202

Attorney: Robert E. Campbell, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

## SECOND PUBLICATION

## ESTATE OF WALTER EDWARD AVERY, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Executrix: Vicki Lynn Avery, 2429 Heidlersburg Road, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmann Hughes, PC, 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

## ESTATE OF CLAIR J. BANGE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Clair J. Bange, Jr., 6905 Church Road, Spring Grove, PA 17362; Glenn E. Bange, 1281 Honda Road, Hanover, PA 17331

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

## ESTATE OF FRED L. BISHOP, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executrix: Tracy D. Paul, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

## ESTATE OF MARION E. FROCK, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Dennis A. Frock, 2525 Centennial Road, Hanover, PA 17331

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

## ESTATE OF NELLIE G. HARBOLD, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Thomas A. Harbold, 3 Barlow Drive, Gettysburg, PA 17325

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

## ESTATE OF LANI E. LINDEMAN, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: PNC Bank, NA, Attention: Linda J. Lundberg, Vice President, P.O. Box 308, Camp Hill, PA 17001-0308

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

## THIRD PUBLICATION

## ESTATE OF JOANNE E. GOODLING, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Michael L. Goodling and Jeffrey L. Goodling, c/o John D. Miller, Jr., Esq., MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401-2424

Attorney: John D. Miller, Jr., Esq., MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401-2424

## ESTATE OF ROBERT C. MILLER, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Thomas D. Rogers, c/o J. Elvin Kraybill, Esq., Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606

Attorney: J. Elvin Kraybill, Esq., Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606

SHERIFF SALES

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**No. 18-SU-1319**

**Nationstar Mortgage LLC d/b/a Mr. Cooper**

vs.

**Thu Thuy Tran**

Address: 93 North Orchard View Drive, Hanover, PA 17331

Parcel: 04L11-0225---000

Berwick Township, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$370,695.44

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 11-SU-317**

**21St. Mortgage Corporation**

vs.

**Timothy L. Wilkinson, Christine M. Wilkinson**

Address: 757 Gablers Road, Gardners, PA 17324

Parcel: 29-F404-0047A-000

Menallen Township, Adams County, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$266,208.90

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 18-SU-1239**

**Bayview Loan Servicing, LLC**

vs.

**Jacquelyn A. Wolford, Ronald E. Wolford**

Address: 500 Main Street,

McSherrystown, PA 17344

Parcel: 28005-0248---000

McSherrystown Borough, Pennsylvania

Improvements: Residential Dwelling

Judgment: \$199,733.02

Attorneys for Plaintiff:

KML Law Group, P.C.

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/21, 6/28 & 7/5

*Ave your clients ready to give back?*

ADAMS COUNTY  
**COMMUNITY  
FOUNDATION**

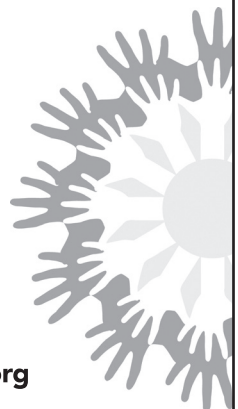
*For Good. For Adams County. For Ever.*

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

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

- Free, no-obligation consultations
- Respect for your client relationship
- Expertise in philanthropic planning
- Support for giving in Adams County, South Central PA and across the U.S.

**Contact us at 717-337-0060 or info@adamscountycf.org** with questions or to discuss a specific scenario.



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