


Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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NOTICE

NOTICE IS HEREBY GIVEN that DANIEL S. TOPPER, Esq., intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on the 21st day of April, 2017 at 8:15 a.m., Courtroom Number 1, and that he intends to practice law as Assistant District Attorney in the Office of the District Attorney, County of Adams, Adams County Courthouse, 111 Baltimore Street, Room #6, Gettysburg, Pennsylvania.

3/3, 3/10, 3/17

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 24, 2017 at 8:30 a.m.

RISER — Orphans' Court Action Number OC-0-2017. The First and Final Account of Mary C. Small, Executrix of the Estate of Brian Francis Riser, Deceased, late of McSherrystown Borough, Adams County, Pennsylvania.

HORICK — Orphans' Court Action Number OC-19-2017. The First and Final Account of David J. Horick and Douglas C. Horick, Co-Executors of the Estate of Jean M. Horick, Deceased, late of Franklin Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

3/10

FICTITIOUS NAME NOTICE

Kirton & Sullivan, LLC, 881 Abbottstown Pike, Hanover, PA 17331 did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about February 27, 2017 registration of the name, SULLIVAN HAULING, under which they intend to do business at 881 Abbottstown Pike, Hanover, PA 17331 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

3/10

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW
Action to Quiet Title
NO. 16-SU-1297

JOSEPH A. KENNEY and DOROTHY M. KENNEY, Plaintiffs

vs.

EVANS FINANCIAL CORP. and COMMONWEALTH MORTGAGE COMPANY INC., Defendants
3 Lee Cove, East Berlin, PA 17316

TO: Evans Financial Corp., their heirs, administrators, successors and assigns; Commonwealth Mortgage Company, Inc. their heirs, administrators, successors and assigns

You are notified that an Order has been entered on February 28, 2017, directing that within thirty (30) days after this publication, you shall commence an Action in Ejectment or other appropriate action against the Plaintiffs above to assert any claim you may have in and to the lands herein described or be forever barred from asserting any right, lien, title or interest inconsistent with the interest or claim set forth in Plaintiffs' Complaint with respect to property known as 3 Lee Cove, East Berlin, more particularly bounded and described as ALL THAT CERTAIN lot or piece of ground situate in Reading Township, County of Adams, Commonwealth of Pennsylvania, being more particularly described as Lot No. 4 on a plan of lots of Lake Meade Subdivision duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Miscellaneous Deed Book 1 at page 1

and SUBJECT to all legal highways, easements, rights of way and restrictions of record.

BEING THE SAME WHICH Edward J. Kolb, widower, by a deed dated October 23, 2006, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4624 at page 265, sold and conveyed unto Joseph A. Kenney and Dorothy M. Kenney.

Upon the failure of the Defendants to commence such action against the Plaintiffs within thirty (30) days after said publication, the Prothonotary of Adams County, Pennsylvania, is directed upon praecipe of the Plaintiffs to enter final judgment herein in favor of Plaintiffs and against Defendants pursuant to Pa. R.C.P. 1066(b)(l), and to direct that Office of the Recorder of Deeds to mark the Mortgages that are the subject of this Action satisfied of record.

Hartman & Yannetti
Bernard A. Yannetti, Esq.
Attorney for Plaintiffs
126 Baltimore Street,
Gettysburg, PA 17325
717, 334-3105

3/10

REQUEST FOR SEALED BIDS FOR
SALE OF REAL PROPERTY

Littlestown Area School District

The Littlestown Area School District (the "District") is accepting sealed bids in the form attached hereto for the purchase of the following real property (the "Property") as described in this Request for Sealed Bids for Sale of Real Property. The Property consists of approximately .228 acres of land, as more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein. The sale of the Property shall be awarded, at the discretion of the Board of School Directors, to the bidder submitting the highest qualifying bid in accordance with the terms outlined below. The Board of School Directors reserves the right to reject any and all bids. A cashier's check, certified check or money order payable to the Littlestown Area School District in an amount equal to 10% of its bid, shall be attached to the bid as bid security. Terms and conditions for the sale of the Property shall include:

1. Purchase of the real property in "as is" condition;
2. Conveyance of the Property by special warranty deed;
3. Purchaser to pay all fees, commissions and costs associated with closing the sale of the Property;
4. Purchaser to close the sale within 60 days, after Board of School Directors acceptance of the bid; subject to title defects if any;
5. Execution of Agreement of Sale, for the Property to be sold "as is" with no warranties or representations as to suitability for any particular use other than restricted by zoning.
6. It is the responsibility of the Purchaser to obtain and pay for any title examination and/or survey. Seller offers no guarantee in regard to the quality or condition of the title. Any defect revealed through the Purchaser's research which makes the title unmarketable must be submitted to the Seller in writing within 20 days from the date of the award notice.

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the District, and the District's respective employees and representatives for the awarding of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirements under this Request for

Sealed Bids for Sale of Real Property, acceptance or rejection of any bids, and award of the bid.

By execution and submission of this bid, the bidder hereby represents and warrants to the District that the Bidder has read and understands that Request for Sealed Bids for Sale of Real Property and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents.

The District reserves the right to waive, delete or amend any of the requirements connected with this bid. Bids shall be delivered in writing on the attached Bid Form, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to the District, marked

"SEALED BID TO PURCHASE REAL PROPERTY."

Bids must be received before 4:00 p.m. on March 30th, 2017, and any bid received after that time will not be considered.

District staff will publicly open, read and tabulate the bids at the District Office of Littlestown Area School District, 162 Newark Street, Littlestown, PA 17340.

Bidders may contact Michael Statler, Business Manager at 717-359-4146 for clarifications and questions.

PROPERTY INFORMATION: EXHIBIT A

ALL THAT CERTAIN tract of land situated in the Borough of Littlestown, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an existing street pin set in the concrete walk on the West side of School Drive, at its intersection with the North side of a 12 foot wide alley, said alley running from the East side of Park Avenue to the West side of School Drive, having on its North side land now or formerly of Bret M. Motter and Littlestown High School, and on its South side land now or formerly of Willodean Higgs and Linda L. Riley; thence along the North side of said alley, South 67 degrees 25 minutes 49 seconds West, 102.30 feet to an existing steel pin; thence along the East side of another 12 foot wide alley, North 22 degrees 34 minutes 11 seconds West, 125.40 feet to an existing steel pin set in the concrete walk on the East side of said alley, at its intersection with the South side of School Drive; thence along said School Drive by a curve to the right having a radius of 100.68 feet for an arc distance of 131.49 feet, the long chord

of which is South 71 degrees 50 minutes 58 seconds East, 122.34 feet to an existing steel pin; thence along same, South 34 degrees 25 minutes 55 seconds East, 46.58 feet to an existing steel pin set in the concrete walk on the West side of School Drive, at its intersection with the North side of a 12 foot wide alley, the place of BEGINNING. CONTAINING .228 Acre.

BEING Tract No. 2 in Deed by Littlestown Joint School Authority dated December 20, 1990 and recorded December 21, 1990 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Deed Book 576, Page 286, granted and conveyed unto Littlestown Area School District.

Mr. Christopher Bigger,
Superintendent Of Schools;
Mr. Michael Statler
Business Manager
162 Newark Street,
Littlestown, PA 17340
(717) 359-4146
FAX: (717) 359-9617
www.lasdc.k12.pa.us

3/10

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 ADRIENNE D. CAMEL, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Judith Camel, 133 West Street, Gettysburg, PA 17325

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

ESTATE OF BETTY J. DETTER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Ethan J. Eshbach, c/o John C. Herrold, Esq., Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401

Attorney: John C. Herrold, Esq., Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401

ESTATE OF CHRISTOPHER M. LITTLE, DEC'D

Late of Union Township, Adams County, Pennsylvania

Administrator: James M. Little, Sr., c/o Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331

ESTATE OF LARRY R. MUMMERT, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Patti L. Sheely, 513 Prince Street, Littlestown, PA 17340

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

ESTATE OF JOAN L. PARDOE, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Executor: Thomas E. Peach, 1910 Fluse Drive, Marriottsville, MD 21104

Attorney: George W. Swartz, II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF MAZIE J. SHRINER, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: Cecelia Miller a/k/a Cecilla Miller, 365 Goldenville Road, Gettysburg, PA 17325; Mark Shriner, 40 Diane Lane, Biglerville, PA 17307

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

ESTATE OF EARLEEN M. SMITH, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Scott L. Kelley, Esq., Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331

Attorney: Scott L. Kelley, Esq., Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331

SECOND PUBLICATION**ESTATE OF CATHERINE CHARNLEY, DEC'D**

Late of Silver Spring, Montgomery County, Maryland

Executrix: Virginia Manzione, 136 Old Forest Circle, Winchester, VA 22602

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

ESTATE OF SUSAN DAWN DUDEK, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Christopher G. Dudek, 23 Lake Meade Drive, East Berlin, PA 17316

Attorney: Thomas R. Nell, Esq., 130 W. King Street, PO Box 1019, East Berlin, PA 17316

ESTATE OF JESSIE A. GARVER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Jessie Brenda Bosley, 7135 Wolfgang School Road, Glen Rock, PA 17327-8877; Billie Carlisle-Young, 21960 Crested Quail Drive, Ashburn, VA 20148-7126

ESTATE OF MILDRED H. GEORGIUS, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Co-Executors: Charles R. Georgius, 7616 Anamosa Way, Derwood, MD 20855; Alice Ann Caltrider, 851 Muller Road, Westminster, MD 21157

Attorney: Jeffery M. Cook, Esq., 234 Baltimore St., Gettysburg, PA 17325

ESTATE OF WILLIAM A. SMITH, DEC'D

Late of the Mt. Pleasant Township, Adams County, Pennsylvania

Administrator: Veronica Smith, 1815 Center Mills Road, Apt. 2, Aspers, PA 17304

Attorney: Clayton A. Lingg, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF JAMES E. WAGNER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Joi Lynn Wagner, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316

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

THIRD PUBLICATION**ESTATE OF MARY E. BOEGER, a/k/a MARY ELIZABETH BOEGER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Mary Archer Oakes, 301 Moulstown Rd., Abbottstown, PA 17301

Attorney: Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

ESTATE OF KARL L. BURKHARDT, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Lisa A. Riffle, 26 Vista Ave., Thurmont, MD 21788

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

ESTATE OF ELLEN M. HAWK, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

James C. Stine, 386 Coleman Road, Gettysburg, PA 17325

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

ESTATE OF JEFFREY ALAN NOBLE, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Colton Jeffrey Noble, 47 West Hanover, Street Apt., #8, Gettysburg, PA 17325

ESTATE OF FRANCES C. REBMANN,
DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Executor: Christopher R. Rebmann,
21 Table Rock Road, Gettysburg,
PA 17325

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

ESTATE OF ROSE A. SENTZ A/K/A
ROSE A. WYATT, DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executor: Ronald Sentz, 16 Oxen Lane,
New Oxford, PA 17350

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

ESTATE OF MELVIN E. STARNER,
DEC'D

Late of Reading Township, Adams
County, Pennsylvania

Co-Executors: Susan K. Noble, c/o
Stonesifer and Kelley, P.C., 209
Broadway, Hanover, Pennsylvania
17331; Timothy C. Starner, c/o
Stonesifer and Kelley, P.C., 209
Broadway, Hanover, Pennsylvania
17331; Deborah J. Thoman, c/o
Stonesifer and Kelley, P.C., 209
Broadway, Hanover, Pennsylvania
17331

Attorney: Stonesifer and Kelley, P.C.,
209 Broadway, Hanover,
Pennsylvania 17331

ESTATE OF LINDA D. VAN FOSSEN,
DEC'D

Late of Germany Township, Adams
County, Pennsylvania

Darlene A. Green, 315 Bishop Court,
Westminster, MD 21157

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

ESTATE OF ANNABELLE WERNER,
DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executor: John Henry Werner, 2680
Mt. Venus Road, Manchester, MD
21102

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