

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.

Business Office – 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313. Telephone: (717) 334-1553

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# NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
ADAMS COUNTY  
No. 12-S-454

BANK OF AMERICA, N.A. SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP f/k/a COUNTRYWIDE  
HOME LOANS SERVICING, LP, Plaintiff  
vs.

AUTUMN T. WALSH a/k/a AUTUMN  
WALSH, JOHN A. WALSH III a/k/a  
JOHN WALSH a/k/a JOHN A. WALSH,  
Defendants

## NOTICE

To: AUTUMN T. WALSH a/k/a AUTUMN  
WALSH and JOHN A. WALSH III a/k/a  
JOHN WALSH a/k/a JOHN A. WALSH

You are hereby notified that on March 23, 2012, Plaintiff, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 12-S-454. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 535 LATIMORE ROAD, YORK SPRINGS, PA 17372-9771 whereupon your property would be sold by the Sheriff of Adams County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

## NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested

by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

## Notice to Defend:

Office of the Court Administrator  
Adams County Courthouse  
Gettysburg, PA 17325  
717-337-9846

MidPenn Legal Services, Inc.  
128 Breckenridge Street  
Gettysburg, PA 17325  
717-334-7624

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## PUBLIC NOTICE TO ROBERT LEE DELL JR.

In Re: Adoption of Rosa Lea Brady and  
Sara Jordan Dell, Minors

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Rosa Lea Brady and Sara Jordan Dell. An Involuntary Termination of Parental Rights Hearing has been scheduled for May 8, 2013, at 9:00 a.m., in Court Room No. 9 of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Rosa Lea Brady (DOB August 8, 1996) and Sara Jordan Dell (DOB August 16, 2002), whose Father is Robert Lee Dell Jr., and whose Mother is Shirley Rose Brady. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer

or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Jane Madison  
Family Court Administrator  
York County Court of Common Pleas  
York County Judicial Center  
45 North George Street  
York, Pennsylvania 17401  
Telephone No. 717-771-9360

Martin Miller, Esq.  
Solicitor for York County Offices of  
Children, Youth & Families

3/28, 4/5 & 12

## 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 Thursday, April 4, 2013 at 8:30 a.m.

**WOLF**—Orphans' Court Action Number OC-11-2013. The First and Final Account of Guy Bream, Executor of the Estate of Joan E. Wolf, Deceased, late of Mt. Pleasant Township, Adams County, Pennsylvania.

**DIEHL**—Orphans' Court Action Number OC-17-2013. The First and Final Account of Allen David Diehl and Peggy Ann Horwedel, Co-Executors of the Estate of Beatrice McCree Diehl, Deceased, late of Oxford Township, Adams County, Pennsylvania.

**CRAIG-McGIRR**—Orphans' Court Action Number OC-30-2013. The First and Final Account of William G. Mummert, Executor of the Estate of Kay I. Craig-McGirr, Deceased, late of Hamiltonban Township, Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

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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 JENNIFER L. ARENTZ, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Co-Executors: Teresa and Mark Gonder, 1625 Table Rock Road, Gettysburg, PA 17325

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

**ESTATE OF MERIAM R. HARBAUGH, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Personal Representative: Darlene M. Bradley, c/o Christina M. Simpson, Esq., 28 East High Street, Gettysburg, PA 17325

Attorney: Christina M. Simpson, Esq., 28 East High Street, Gettysburg, PA 17325

**ESTATE OF JACOB B. HERSHEY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Jacob K. Hershey and Wendell K. Hershey, 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 DOROTHY T. ORNER, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Administrator: Michael D. Orner, 2101 Tufton Ridge Road, Reisterstown, MD 21136

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

**ESTATE OF JAMES A. SHIRK, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Executrix: Sharon R. Aswad, c/o James T. Yingst, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

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

**ESTATE OF NICHOLAS EMILIO VINCIGUERRA, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Erin N. Vinciguerra, 7 East Locust Lane, New Oxford, PA 17350

**SECOND PUBLICATION****ESTATE OF MARGARET A. ARNSBERGER, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executrix: Ruth A. Dunlap, 325 Benders Church Road, Biglerville, PA 17307

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

**ESTATE OF EILEEN MINNIE HILL, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executors: Claudia E. McGough, 837 Hancock Drive, Gettysburg, PA 17325; Phillip C. Hill, 234 Mason Dixon Road, Gettysburg, PA 17325

**ESTATE OF EDNA FOX HOFFMAN, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Executrix: Sandra K. Sassaman, 1561 Town Hill Road, York Springs, PA 17372

**ESTATE OF ONEIDA V. KEPNER, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Linda P. Riegel, 104 Boyer Street, Littlestown, PA 17340

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

**ESTATE OF MARY L. LAWRENCE, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Gerard J. Lawrence Jr., 542 Grant Drive, Gettysburg, PA 17325; Jeune M. Brown, 11 Helen Avenue, Mechanicsburg, PA 17055

**ESTATE OF DOROTHY M. McCASULIN, DEC'D**

Late of Huntingdon Township, Adams County, Pennsylvania

Co-Executors: Frederick D. McCasulin, 660 White Church Road, York Springs, PA 17372; Elaine G. Wertz, P.O. Box 49, York Springs, PA 17372; Gerald E. McCasulin, 105 High Street, York Springs, PA 17372

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

**ESTATE OF DORIS A. PIHO, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executrix: Lois P. Shoemaker, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

**ESTATE OF VIVIAN I. SIBERT a/k/a V. IONA SIBERT a/k/a VIVIAN IONA SIBERT, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Ray E. Sibert, 31 Pine Tree Road, New Oxford, PA 17350

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

**ESTATE OF DOROTHY VIRGINIA WAREHIME, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Thelma J. Kitzmiller, 8250 Harmony Grove Road, Wellsville, PA 17365

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

**THIRD PUBLICATION****ESTATE OF GEORGE W. CLINGAN, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Steven W. Clingan, 19 White Birch Drive, Littlestown, PA 17340

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

(continued on page 4)

**THIRD PUBLICATION (CONTINUED)**

ESTATE OF LOIS E. GORSELINE,  
DEC'D

Late of Oxford Township, Adams  
County, Pennsylvania

Administrator: Edwin C. Adams, c/o  
Donald W. Dorr, Esq., 846  
Broadway, Hanover, PA 17331

Attorney: Donald W. Dorr, Esq., 846  
Broadway, Hanover, PA 17331

ESTATE OF JOANE L. HILTERBRICK,  
DEC'D

Late of Oxford Township, Adams  
County, Pennsylvania

Paul E. Hilterbrick III, 114 Highland  
Circle, Confluence, PA 15424

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

ADAMS COUNTY  
COURT OF COMMON PLEAS  
NUMBER 12-SU-1246

OneWest Bank, FSB, Plaintiff  
vs.

James Bankert, known surviving heir of  
Anna May Bankert, deceased mortgagor  
and real owner; David Bankert, known  
surviving heir of Anna May Bankert,  
deceased mortgagor and real owner;  
Carol Blair, known surviving heir of Anna  
May Bankert, deceased mortgagor and  
real owner; and All Unknown Surviving  
Heirs of Anna May Bankert, deceased  
mortgagor and real owner, Defendants

TO: ALL UNKNOWN SURVIVING HEIRS  
OF ANNA MAY BANKERT, DECEASED  
MORTGAGOR AND REAL OWNER

TYPE OF ACTION: CIVIL ACTION/  
COMPLAINT IN MORTGAGE  
FORECLOSURE

PREMISES SUBJECT TO  
FORECLOSURE: 19 CHERRY COURT,  
NEW OXFORD, PENNSYLVANIA 17350

Kevin T. McQuail, Esq. - ID # 307169  
Christine L. Graham, Esq. - ID # 309480  
Brian T. Lamanna, Esq. - ID # 310321  
Ann E. Swartz, Esq. - ID # 201926  
Joseph F. Riga, Esq. - ID # 57716  
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123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
215-790-1010  
Attorneys for Plaintiff

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NOTICE

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a written appearance personally or by  
attorney and file your defenses or objec-  
tions in writing with the court. You are  
warned that if you fail to do so, the case  
may proceed without you and a judg-  
ment may be entered against you with-  
out further notice for the relief requested  
by the Plaintiff. You may lose money or  
property or other rights important to you.

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LAWYER, THIS OFFICE MAY BE ABLE  
TO PROVIDE YOU WITH INFORMATION  
ABOUT AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE OR  
NO FEE.

Donald Fennimore  
Court Administrator  
Adams County Courthouse  
117 Baltimore Street  
Gettysburg, Pennsylvania 17325  
717-337-9846

McCabe, Weisberg and Conway, P.C.

By:

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