

Adams County Legal Journal

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No. 9

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IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA

Action in Divorce Case No. 2020-S-797

Julie A. Ritter v. Elias N. Langas

Notice of Intention to File the Praecepto to Transmit Record Under Section 3301(c)(2) or Section 3301(d) of the Divorce Code

Filed June 9, 2021

TO: Elias N. Langas

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to the Affidavit to Establish Presumption of Consent Under Section 3301(c)(2) of the Divorce Code or the Affidavit Under Section 3301(d) of the Divorce Code. Therefore, on or after July 1, 2021, the other party can request the court to enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce as indicated on the proposed Praecepto to Transmit Record.

If you do not file an answer with your signature notarized or verified by the above date, the court can enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date, or the court may grant the divorce, or an order approving grounds for divorce and you may lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER 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 OFFICER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Adams County Court Administrator's Office Adams County Courthouse Gettysburg, Pennsylvania, 17325 Telephone: (717) 337-9846

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA

Action in Divorce Case No. 2020-S-797

Julie A. Ritter v. Elias N. Langas

Counter-Affidavit Under Section 3301(d) of the Divorce Code

1. Check either (a) or (b):

[] (a) I do not oppose the entry of a divorce decree.

[] (b) I oppose the entry of a divorce decree because:

Check (i), (ii), (iii) or all:

[] (i) The parties to this action have not lived separate and apart for the required separation period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016.

[] (ii) The marriage is not irretrievably broken.

[] (iii) There are economic claims pending.

2. Check (a), (b) or (c)

[] (a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees, costs and expenses, or other important rights if I do not claim them before a divorce is granted.

[] (b) I wish to claim economic relief, which may include alimony, division of property, lawyer's fees, costs and expenses, or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING 2(b), I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO FILE THE PRAECEPTO TO TRANSMIT RECORD, THE DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I MAY BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

[] (c) Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

DATE: _____

Elias N. Langas, Defendant

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

7/2

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 online auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Spring, MD 20910. On July 16th, 2021 at 10:00 a.m.

No. 20-SU-319
Lakeview Loan Servicing, LLC
 vs.

Elizabeth A. Clyburn, Brian G. Clyburn
 Property Address: 45 Cannon Lane,
 Gettysburg, PA 17325
 UPI/Tax Parcel Number:
 320120032-000

Owner(s) of property situate in Mount Pleasant Township, Adams County, Pennsylvania

Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$139,469.98
 Attorneys for Plaintiff:
 McCabe, Weisberg & Conway, LLC
 123 South Broad Street, #1400
 Philadelphia, PA 19109

No. 20-SU-710
Bank Of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust
 vs.

Deborah Ensor, Known Heir Of Clyde Wallace, Deceased, Donna Reese, Known Heir Of Clyde Wallace, Deceased, Charles Wallace, Known Heir Of Clyde Wallace, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest For Or Under Clyde Wallace, Deceased
 Property Address: 1005 Lake Meade Road, East Berlin, PA 17316
 UPI/Tax Parcel Number:
 35J06-0018-000

Owner(s) of property situate in Reading Township, Adams County, Pennsylvania
 Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$203,165.70
 Attorneys for Plaintiff:
 LOGS Legal Group LLP

No. 21-SU-399
Peoplesbank, Codorus Valley Company
 vs.

Robert W. Fischer, Diffendal Welliver INC
 Property Address: 305 Basehoar School Road, Littlestown, PA 17340
 UPI/Tax Parcel Number:
 41J16-0056---000 and 41J16-0021

Owner(s) of property situate in Union Township, Adams County, Pennsylvania
 Improvements thereon:

Parcel A: undeveloped lot, and
 Parcel B: residential dwelling
 Judgment Amount: \$558,548.89.
 Attorneys for Plaintiff:
 Brubaker Connaughton Goss & Lucarelli LLC

No. 20-SU-1051
U.S. Bank National Association, As Indenture Trustee, For the Cim Trust 2016-1, Mortgage-Backed Notes, Series 2016-1
 vs.

Mark G. Speelman, Sr., Rose Marie Speelman
 Property Address: 1640 Mummasburg Road, Gettysburg, PA 17325
 UPI/Tax Parcel Number:
 09E11-0070-000

Owner(s) of property situate in Cumberland Township, Adams County, Pennsylvania

Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$204,211.16
 Attorneys for Plaintiff:
 KML Law Group, P.C.

No. 18-SU-1236
Bank Of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust
 vs.

Ock H. Stoner, Unknown Heirs Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title or Interest from Or Under Ock H. Stoner, Deceased, Rose Stoner, Paula Lee Stoner, Marcia Stoner, Alesia Naimi
 Property Address: 82 Carrolls Tract Road, Fairfield, PA 17320
 UPI/Tax Parcel Number:
 18C14-0046---000

Owner(s) of property situate in Hamiltonban Township, Adams County, Pennsylvania
 Improvements Thereon:
 A Residential Dwelling
 Judgment Amount: \$220,577.86
 Attorneys for Plaintiff:
 LOGS Legal Group LLP

No. 19-SU-1415
Wells Fargo Bank, N.A.
 vs.

Victoria Wall a/k/a Victoria S. Wall a/k/a Victoria Shannon Wall
 Property Address: 10 Deborah Trail, Fairfield, PA 17320
 UPI/Tax Parcel Number:
 43208-0120-000

Owner(s) of property situate in Carroll Valley Borough, Adams County, Pennsylvania
 Improvements Thereon:

Residential Dwelling
 Judgment Amount: \$310,284.27
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC

No. 11-SU-317
21st Mortgage Corporation
 vs.

Timothy L. Wilkinson, Christine M. Wilkinson
 Property Address: 757 Gablers Road, Gardners, PA 17324
 UPI/Tax Parcel Number:
 29-F404-0047A-000

Owner(s) of property situate in Menallen Township, Adams County, Pennsylvania
 Improvements thereon:

Residential Dwelling
 Judgment Amount: \$266,208.90
 Attorneys for Plaintiff:
 KML Law Group

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

6/18, 6/25, & 7/2

TRUST NOTICE

The undersigned Successor Trustees under the Irvin and Jean Scott Revocable Trust Agreement dated October 16, 2003, hereby give notice that as a result of the death of Jean M. Scott, late of Oxford Township, Adams County, Pennsylvania, they have assumed title to the assets held in such trust, and all persons indebted to Jean M. Scott are requested to make payment without delay, and those having claims against the same shall make them known to the attorney for the trust at Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, Pennsylvania 17331.

Trustees: Irvin E. Scott, Jr.
Linda M. Bongiovano

Attorney: Ann C. Shultis, Esq.
Salzmann Hughes, P.C.
1147 Eichelberger Street
Suite F
Hanover, PA 17331

7/2, 7/9, & 7/16

TRUST NOTICE

The undersigned First Successor Trustee under the Kemmet Family Trust dated May 10, 2016, hereby gives notice that as a result of the death of William F. Kemmet, late of the Borough of Littlestown, Adams County, Pennsylvania, he has assumed title to the assets held in such trust, and all persons indebted to William F. Kemmet are requested to make payment without delay and those having claims against the same, shall make them known to the Trustee at Mooney Law, 230 York Street, Hanover, PA 17331.

Trustee: Clayton A. Lingg

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

6/18, 6/25, & 7/2



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 **ADAMS COUNTY**
COMMUNITY FOUNDATION

25 South 4th Street
Gettysburg, PA 17325
www.adamscountycf.org



Good for your clients. Good for the community. Good for you.

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 ELSIE L. CLINE, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Personal Representatives: David Davis and Loretta Davis, c/o Samantha K. Wolfe, Esq., The Law Offices of Samantha K. Wolfe, LLC, 20 East Sixth Street, Suite 206, Waynesboro, PA 17268

Attorney: Samantha K. Wolfe, Esq., The Law Offices of Samantha K. Wolfe, LLC, 20 East Sixth Street, Suite 206, Waynesboro, PA 17268

ESTATE OF WILBUR M. CRUSHONG a/k/a WILBUR MONROE CRUSHONG, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Executrices: Wanda J. Dietrich, 1701 Heidlersburg Road, Aspers, PA 17304; JoAnn E. Savard, 4940 Walters Hatchery Road, Spring Grove, PA 17362

Attorney: Harold A. Eastman, Jr., Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF ALICE V. HARTSOCK, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executrix: LaDonna F. Wintrode, c/o Scott L. Kelley, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

Attorney: Scott L. Kelley, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF RUTH I. SMITH, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Lois Sechrist, 2810 Roosevelt Drive, Chambersburg, PA 17201

Attorney: Kenneth G. Potter, Esq., RHP Law Group LLC, 1372 N. Susquehanna Trail, Suite 130, Selinsgrove, PA 17870

ESTATE OF EVELYN H. WAYBRIGHT, a/k/a EVELYN WAYBRIGHT, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Melinda W. Johnston, 335 Horner Road, Gettysburg, PA 17325; Jeffrey H. Waybright, 6068 Jennifer Lane, Spring Grove, PA 17362

Attorney: Gary J. Heim, Esq., Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110-0950

SECOND PUBLICATION**ESTATE OF ELIZABETH T. GRUBB, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administratrix CTA: Patricia A. Groft, 125 Puma Drive, Hanover, PA 17331

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

ESTATE OF WAYNE KOZAK, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Dawn N. Baughman f/k/a Dawn Kozak, 970 Hostetter Road, Hanover, PA 17331

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

ESTATE OF ROGER R. WEAVER, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Co-Executors: Michael P. Weaver, 1 East Hanover Street, Gettysburg, PA 17325; Tracy Zimmer, 28C East Hanover Street, Gettysburg, PA 17325

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

THIRD PUBLICATION**ESTATE OF MARY NAOMI BOWLING a/k/a MARY N. BOWLING, DEC'D**

Late of Highland Township, Adams County, Pennsylvania

Executrix: Vivian Wright, 12 Bluegill Trail, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF PHILIP L. LAUGHMAN a/k/a PHILIP LESLIE LAUGHMAN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Elisa A. Laughman, 854 Lingg Road, New Oxford, PA 17350

Attorney: Amy E.W. Ehrhart, Esq., 118 Carlisle Street, Suite 202, Hanover, PA 17331

ESTATE OF JAMES MACKKEY, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Administratrix: Sarah Mackey, 592 Guernsey Road, Aspers, PA 17304

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

ESTATE OF MARY VIRGINIA McLATCHY, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Timothy McLatchy, 9 Palmers Landing, Cape Charles, VA 23310

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

ESTATE OF RICHARD PAUL MULLIN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Carol M. Direnzo, c/o Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

Attorney: Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

ESTATE OF JEFFREY LEE SCHAFFER a/k/a JEFFREY L. SCHAFFER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Deborah L. Schaffer, 30 Chestnut Hill Circle, Hanover, PA 17331

Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

ESTATE OF DAVID J. SMITH, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Lisa A. Smith, 112 Gun Club Road, York Springs, PA 17372

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

ESTATE OF ANN B. WELCH, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Marie Welch, 17 Sunset Drive, Gettysburg, PA 17325

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

