

# Adams County Legal Journal

Vol. 62

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No. 51

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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NAME CHANGE NOTICE

NOTICE IS HEREBY GIVEN that on March 2, 2021, 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 Petitioner Samuel Ervin Denison to Samuel Lee Billet. The Court has affixed May 14, 2021 at 10:00 a.m. 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.

4/23

NAME CHANGE NOTICE

NOTICE IS HEREBY GIVEN that on February 24th 2021, 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 minor Jaxton Rebel Baine McKay to Baine Alexander McKay. The Court has affixed April 23rd at 11:30 a.m. 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.

4/23

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on 4/1/21, for an Application for the conduct of business in Adams County, PA, under the assumed or fictitious name, style or designation of UNION HOTEL GETTYSBURG, with a principal place of business at 27 Chambersburg Street, Gettysburg, PA 17325. The name and address of the entity interested in said business is Frictionless Real Estate, LLC, 221 Springs Avenue, Gettysburg, PA 17325.

Duane Morris LLP  
Solicitors  
30 S. 17th Street  
Philadelphia, PA 19103-4196

4/23

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 May 21st, 2021 at 10:00 a.m.

No. 19-SU-1133  
ACNB Bank, Formerly Known as Adams County National Bank  
vs.  
Baltimore Street Income Partners, L.P., Oakton Development Co., General Partner  
Property Address: 116 Baltimore Street, Gettysburg, PA 17325  
UPI/Tax Parcel Number: 16010-0117--000  
Owner(s) of property situate in the Borough of Gettysburg, Adams County, Pennsylvania  
Improvements Thereon:  
Commercial Property  
Judgement Amount: \$181,719.50  
Attorneys for Plaintiff: Puhl & Thrasher  
220 Baltimore Street  
Gettysburg, PA 17325

No. 2019-SU-858  
U.S. Bank National Association as Legal Title Trustee for Trueman 2016 Sc6 Title Trust  
vs.  
Dawn Ellen Alerta-Vidal, United States of America, Kimberly A. Jones  
Property Address: 5 South Hickory Lane, New Oxford, PA 17350  
UPI/TAX PARCEL NUMBER: 36J09-0071-000  
Owner(s) of property situate in Reading Township, Adams County, Pennsylvania  
Improvements thereon:  
Residential Dwelling  
Judgment Amount: \$181,462.93  
Attorneys for Plaintiff: Emmanuel J. Argentieri, Esquire  
Romano, Garubo & Argentieri, LLC  
52 Newton Avenue  
Woodbury, NJ 08096  
856-348-1515

No. 20-SU-1010  
1900 Capital Trust III, By U.S. Bank Trust National Association, Not in its Individual Capacity but Solely as Certificate Trustee  
vs.  
Louis Jose Cavicchio, IV, Lesa M. Ferris  
Property Address: 430 Onyx Road, New Oxford, PA 17350  
UPI/TAX PARCEL NUMBER: 35J12-0238-000  
Owner(s) of property situate in Oxford Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$415,995.48 plus interest from January 30, 2021 to date of Sale at per diem rate of \$47.79  
Attorneys for Plaintiff: Hill Wallack LLP

No. 20-SU-603  
Aurora Financial Group Inc.  
vs.  
Alejandra Marie Gutierrez  
Property Address: 131 Conewago Drive, Hanover, PA 17331  
UPI/TAX PARCEL NUMBER: 08K14-0234---000  
Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$164,064.90  
Attorneys for Plaintiff: KML Law Group, P.C.

No. 20-SU-313  
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F  
vs.  
Stephen Douglas Mixell  
Property Address: 28 Burnside Drive, East Berlin, PA 17316  
UPI/TAX PARCEL NUMBER: 23103-0033---000  
Owner(s) of property situate in Latimore Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$118,210.90  
Attorneys for Plaintiff: Hill Wallack LLP  
P.O. Box 5226  
Princeton, NJ 08543

No. 20-SU-680  
U.S. Bank Trust National Association, as Trustee for Towd Point Master Funding Trust 2018-PM21  
vs.  
Melissa Lynn Myers, as Administratrix of The Estate of Jacklyn M. Myers Deceased  
Property Address: 323 Parkway Drive, Littlestown, PA 17340  
UPI/TAX PARCEL NUMBER: 27005-0141B--000  
Owner(s) of property situate in the Borough of Littlestown, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$233,760.45  
Attorneys for Plaintiff: KML Law Group, P.C.

No. 19-SU-1071  
PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank  
vs.  
Cynthia E. Myers  
Property Address: 1350 Church Road, Orrtanna, PA 17353  
UPI/TAX PARCEL NUMBER: 12B08-0017---000  
Owner(s) of property situate in Franklin Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$115,699.75  
Attorneys for Plaintiff: McCabe, Weisberg & Conway

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

4/23, 4/30 & 5/7

## 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 May 21st, 2021 at 10:00 a.m.

**No. 20-SU-560**

**JPMorgan Chase Bank, National Association**  
vs.

**Cathleen A. Overholtzer, Gregory E. Overholtzer**

Property Address: 230 Conewago Drive, East Berlin, PA 17316  
UPI/TAX PARCEL NUMBER:  
36L08-0023---000

Owner(s) of property situate in Reading Township, Adams County, Pennsylvania Improvements Thereon:

Residential Dwelling  
Judgment Amount: \$68,542.48  
Attorneys for Plaintiff:  
LOGS Legal Group LLP  
3600 Horizon Drive, Suite 150  
King of Prussia, Pennsylvania 19406

**No. 19-SU-446**

**Specialized Loan Servicing LLC**  
vs.

**Meghan T. Riordan**

Property Address: 55 West High Street, Gettysburg, PA 17325  
UPI/TAX PARCEL NUMBER:  
16010-0181-000

Owner(s) of property situate in the Borough of Gettysburg, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling  
Judgement Amount: \$117,874.94  
Attorney for Plaintiffs:  
KML Law Group, P.C.

**No. 20-SU-922**

**Pennymac Loan Services, LLC**  
vs.

**Bradley A. Simmons**

Property Address: 1270 Chambersburg Road, Gettysburg, PA 17325  
UPI/TAX PARCEL NUMBER:  
09E12-0084-000

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

Improvements Thereon:

Residential Dwelling  
Judgment Amount: \$235,722.04  
Attorneys for Plaintiff:  
Powers Kim, LLC

**No. 19-SU-548**

**PNC Bank, National Association**  
vs.

**Rebecca J. Stoner, Keith L. Sharrah**  
Property Address: 481 Arendtsville, Biglerville, PA 17307  
UPI/TAX PARCEL NUMBER:  
07E08-0025-000

Owner(s) of property situate in Butler Township, Adams County, Pennsylvania Improvements Thereon:

Residential Dwelling  
Judgment Amount \$36,987.28  
Attorneys for Plaintiff:  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**No. 20-SU-301**

**Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee of MFRA Trust 2014-2**

vs.

**Stanley A. Watts, Jr., Wendy S. Watts**  
Property Address: 6335 Oxford Road, Gardners, PA 17324  
UPI/TAX PARCEL NUMBER:  
22H04-0007-000

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

Improvements Thereon:

Residential Dwelling  
Judgment Amount: \$215,413.96 plus interest from July 1, 2020 to date of Sale at per diem rate of \$21.79  
Attorneys for Plaintiff:  
Hill Wallack LLP

**No. 20-SU-331**

**Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-opt-5, Asset-Backed Certificates, Series 2007-opt5**

vs.

**Betty White a/k/a Betty J. White and John White a/k/a John E. White**  
Property Address: 645 Mount Hope Road, Fairfield, PA 17320  
UPI/Tax Parcel Number:  
18C14-0017A-000

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

Improvements thereon:

Residential Dwelling  
Judgement Amount: \$173,626.70  
Attorneys for Plaintiff:  
Stern & Eisenberg

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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

4/23, 4/30 & 5/7

**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 JOAN L. BRILHART, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

George E. Brilhart, Jr., 1424 Rockridge Road, Jarrettsville, MD 21084

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

**ESTATE OF WINNIE M. CHESTER a/k/a WINNIE MAE CHESTER, DEC'D**

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Personal Representative: Jennifer M. Suite, 14 Blue Gill Trail, Fairfield, PA 17320

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

**ESTATE OF ROBERT L. GOUKER, SR., DEC'D**

Late of the Borough of McSherrytown, Adams County, Pennsylvania

Agnella M. Redding, 741 White Church Road, Gettysburg, PA 17325; Robert L. Gouker, Jr., 87 Seneca Drive, Hanover, PA 17331

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

**ESTATE OF EDWARD LEE HICKCOX a/k/a EDWARD L. HICKCOX, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Roberta Hickcox, 76 Apple Avenue, Gettysburg, PA 17325

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

**ESTATE OF LYNNE M. KREISHER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Kelly L. Riggie, 8 Hedge Row, Gettysburg, PA 17325

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

**ESTATE OF NORMAN H. WERNER a/k/a NORMAN WERNER, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executor: Dale Allen Werner, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

**SECOND PUBLICATION****ESTATE OF BARRY J. ARGENTO, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Administratrix: Claire M. Roderique, 1941 B Buchanan Valley Road, Ortanna, PA 17353

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

**ESTATE OF GLENN E. BEAMER, DEC'D**

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Attorney: Anthony S. Posa, Esq., 2500 Brooktree Road, Suite 301, Wexford, PA 15090

**ESTATE OF NAOMA L. CUMMINGS, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Co-Administrators: Dalonda E. Miller, 20 Park Avenue, Gettysburg, PA 17325; Floyd Cummings, 1585 Highland Avenue Road, Gettysburg, PA 17325

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

**ESTATE OF WILLA A. DAMUTH, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Kathy S. Muller, 175 St. John's Road, Littlestown, PA 17340

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

**ESTATE OF CAROLINE S. MEYERS, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Susan M. Dellinger, 5 Louise Trail, Fairfield, PA 17320

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

**ESTATE OF WENDELL SHANK a/k/a WENDELL LEE SHANK, DEC'D**

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Administrator: Stephen Shank, 28 Ski Run Trail, Fairfield, PA 17320

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

**THIRD PUBLICATION****ESTATE OF MARY TRUMBOWER CROCKETT, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: William J. Crockett, 1400 Baritone Court, Vienna, VA 22182

**ESTATE OF CHARLES EDWARD FITZWATER, JR. a/k/a CHARLES E. FITZWATER, JR., DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executor: George Flook, Jr., c/o Barbara Entwistle, Esq., Entwistle & Roberts, PC, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, PC, 37 West Middle Street, Gettysburg, PA 17325

**ESTATE OF ARLENE V. MILLER, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executrix: Kaye A. Doss, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

**ESTATE OF EUGENE P. MILLER a/k/a EUGENE PAUL MILLER, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Robert Lee Miller Sr., 419 McCosh Street, Hanover, PA 17331; Ann B. Miller, 419 McCosh Street, Hanover, PA 17331

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

**ESTATE OF MARIE L. REDDING, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: Sandra Heisey, 222 Mackin Avenue, Lancaster, PA 17602; Samuel Redding, 265 Benders Church Road, Biglerville, PA 17307; Anthony Redding, 198 Guernsey Road, Biglerville, PA 17307

Attorney: Adam D. Boyer, Esq., Barley Snyder, LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

