

# Adams County Legal Journal

Vol. 63

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No. 1

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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 account with statements of proposed distribution filed therewith have been filed in the Office of 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 05/14/2021 at 8:30 a.m.

**DAVIS**—Orphans' Court Action Number OC-30-2021. Final Account of Rosemary L. Kitzinger, Executrix of the Estate of RONALD LEE DAVIS SR a/k/a Ronald Lee Davis Sr., late of Adams County, Pennsylvania.

**KORNBAU**—Orphans' Court Action Number OC-31-2021. First and Final Account of Michael E. Kornbau, Executor of the Estate of KATHRYN L. KORNBAU, deceased, late of Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

4/30 & 5/7

**CHANGE OF NAME NOTICE**

NOTICE IS HEREBY GIVEN that on April 20, 2021, the Petition of Heidi Elizabeth Black was filed in the Court of Common Pleas of Adams County, Pennsylvania, requesting an Order be entered to change the name of Heidi Elizabeth Black to Heidi Elizabeth Shakespeare.

The Court has scheduled a hearing on the Petition to be held on July 9, 2021 at 10:00 a.m. in Courtroom #4, Adams County Courthouse, Gettysburg, Pennsylvania when and where all interested parties may appear and show cause, if any, why the relief requested of the Petition should not be granted.

John A. Wolfe, Esq.  
Attorneys for Petitioner  
Wolfe, Rice & Quinn, LLC  
47 West High Street  
Gettysburg, PA 17325  
(717) 337-3754

5/7

**FICTITIOUS NAME REGISTRATION**

An application for registration of the fictitious name, SONGBIRD COUNSELING SERVICES, 304 York Street, Suite F, Gettysburg, PA 17325 has been filed in the Department of State at Harrisburg, PA, File Date 04/07/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the people who are a party to the registration is Jennifer Baney, 304 York Street, Suite F, Gettysburg, PA 17325.

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. 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.

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

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

**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 BETTY H. BOHRER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Personal Representative: Michelle L. Dominguez, 3 Hillcrest Drive, Biglerville, PA 17307

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

**ESTATE OF JOYCE E. BROOKS, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executrix: Rebecca S. Roth, 136 Pin Oak Place, McSherrystown, PA 17344

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

**ESTATE OF BONNIE P. CASHELL, DEC'D**

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

Executor: Raymond Lioi, c/o Kristen R. McGuire, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Kristen R. McGuire, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

**ESTATE OF MARY A. CLARKE a/k/a MARY CLARKE, DEC'D**

Late of Cape Canaveral, Florida

Dwayne Allen, Sr., c/o Heather Entwistle Roberts, Esq., Entwistle & Roberts, P.C., 37 West Middle Street, Gettysburg, PA 17325

Attorney: Heather Entwistle Roberts, Esq., Entwistle & Roberts, P.C., 37 West Middle Street, Gettysburg, PA 17325

**ESTATE OF LUTHER D. DICK, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Executor: Luther D. Dick, Jr., 221 Brysonia Wenksville Road, Biglerville, PA 17307

Attorney: Larry W. Wolf, P.C., 215 Broadway, Hanover PA 17331

**ESTATE OF MICHAEL A. HUGGENS a/k/a MICHAEL ANDREW HUGGENS, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executrix: Sherry L. Huggens, c/o Linda S. Siegle, Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

Attorney: Linda S. Siegle, Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

**ESTATE OF SYLVIA R. KRICHTEN, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executors: David J. Krichten and Richard C. Krichten, c/o Erik D. Spurlin, Esq., MPL Law Firm LLP, 137 E. Philadelphia Street, York, PA 17401

Attorney: Erik D. Spurlin, Esq., MPL Law Firm LLP, 137 E. Philadelphia Street, York, PA 17401

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

Late of Conewago Township, Adams County, Pennsylvania

Steven N. Lawrence, 1420 New Chester Road, New Oxford, PA 17350

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

**ESTATE OF ESSA FAYE LEESE, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executrices: Dixie Downin, Wanda Wallen, Sandra Duttera, Phyllis Duncan, Gwendolyn Lawrence, c/o Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

Attorney: Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 173315

**ESTATE OF ELEANOR I. LUDVICO a/k/a ELEANOR LUDVICO, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Loretta Ford a/k/a Loretta Ludvico, 3253 Muirfield Drive, Chambersburg, PA 17202

Attorney: Lawrence R. Rife, IV, Esq., Hoskinson, Wenger & Rife, 147 East Washington Street, Chambersburg, PA 17201

**ESTATE OF ANTHONY A. OTTOMANO, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Administrator: Anthony Michael Ottomano, c/o Erik D. Spurlin, Esq., MPL Law Firm LLP, 137 E. Philadelphia Street, York, PA 17401  
Attorney: Erik D. Spurlin, Esq., MPL Law Firm LLP, 137 E. Philadelphia Street, York, PA 17401

**ESTATE OF ANNA M. RILEY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Linda R. Luckenbaugh, 691 Marsh Creek Road, Gettysburg, PA 17325

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

**ESTATE OF ROBERT C. WAREHIME, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Lynn M. Coradi, 51 Elk Drive, Hanover, PA 17331

Attorney: Matthew L. Guthrie, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF SHIRLEY A. WILLIAMS a/k/a SHIRLEY T. WILLIAMS, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Tammy J. Hickey, 716 Rock Creek Ford Road, Gettysburg, PA 17325; Dawn W. Hefflin, 1860 Goldenville Road, Gettysburg, PA 17325; Scot M. Williams, 16814 Flower Mist Lane, Houston, TX 77095

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

**ESTATE OF MERLE G. WOLF, III, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Administratrix: Jevy N. Wolf, 315-B West Point Road, Aspers, PA 17304  
Attorney: John A. Wolfe, Esq. Wolfe, Rice & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

**SECOND PUBLICATION**

ESTATE OF MARY YOUNGBLOOD  
DOOLEY, DEC'D

Late of the Borough of Gettysburg,  
Adams County, Pennsylvania

Executrix: Molly Dooley Wiles, 3140  
Nace Mill Lane, Glensville, PA 17329

ESTATE OF CHARLES T. DRYDEN,  
DEC'D

Late of the Borough of New Oxford,  
Adams County, Pennsylvania

Executor: Glen C. Dryden, 2618  
Susanann Drive, Manchester, MD  
21102

ESTATE OF RAY E. DUTTERER, DEC'D

Late of the Borough of Gettysburg,  
Adams County, Pennsylvania

Administrator: Steven E. Dutterer, c/o  
Todd A. King, Esq., Salzmann  
Hughes, P.C., 112 Baltimore Street,  
Gettysburg, PA 17325

Attorney: Todd A. King, Esq.,  
Salzmann Hughes, P.C., 112  
Baltimore Street, Gettysburg, PA  
17325

ESTATE OF WILLIAM MILTON PERRY,  
JR., DEC'D

Late of Germany Township, Adams  
County, Pennsylvania

Administratrix: Linda L. Santos, c/o  
Todd A. King, Esq., Salzmann  
Hughes, P.C., 112 Baltimore Street,  
Gettysburg, PA 17325

Attorney: Todd A. King, Esq.,  
Salzmann Hughes, P.C., 112  
Baltimore Street, Gettysburg, PA  
17325

ESTATE OF HELEN H. SCHMIDT, DEC'D

Late of Straban Township, Adams  
County, Pennsylvania

Co Executors: Carol J. Detweiler and  
Theodore C. Schmidt, 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

**THIRD PUBLICATION**

ESTATE OF JOAN L. BRILHART, DEC'D

Late of Oxford Township, Adams  
County, Pennsylvania

George E. Brillhart, 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 McSherrystown,  
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