

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Adams County, Pennsylvania under the name HART OF GOLD CORPORATION with its principal place of business at 799 Latimore Creek Road, York Springs, PA 17372. The purpose for which the corporation is organized is a Nonprofit serving veterans, children and the poor. The names and addresses of the persons owning or interested in said business are: Jonlawrence Langer, 799 Latimore

Creek Road, York Springs, PA 17372; Matt Prazenica, 809 Hamilton Street, Carlisle, PA 17013; Elisabeth Langer, 799 Latimore Creek Road, York Springs, PA 17372

The Application has been filed on 08/05/2020

3/5



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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 on-line auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910.

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. 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
 Judgement 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
 Judgement Amount: \$118,210.90

Attorneys for Plaintiff:
 Hill Wallack

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
 Judgement Amount: \$115,699.75

Attorneys for Plaintiff:
 Manley Deas Kochalski, LLC

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
 Judgement Amount: \$68,542.48

Attorneys for Plaintiff:
 Shapiro & Denardo

No. 19-SU-548
PNC Bank, National Association

vs.
Rebecca J. Stoner and 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
 Judgement Amount: \$36,987.28

Attorneys for Plaintiff:
 Manley Deas Kochalski LLC

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., and Wendy S. Watts

Property Address: 6335 Oxford Road, Gardners, PA 17324

UPI/Tax Parcel Number:
 22H04-0007-000

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

Improvements thereon:
 Residential Dwelling
 Judgement 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

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

2/19, 2/26 & 3/5

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 on-line auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910.

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

Improvements thereon:

Residential Dwelling

Judgement Amount: \$401,522.30

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

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

2/19, 2/26 & 3/5

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

Judgement Amount: \$233,760.45

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 20-SU-119

Caliber Home Loans, INC.

vs.

Terrance J. Shanahan a/k/a Terrance Shanahan, Sallie Shanahan, a/k/a Sallie A. Shanahan, The Sallie A. Shanahan Revocable Trust dated October 22, 2018

Property Address: 54 North Allwood Drive, Hanover, PA 17331

UPI/Tax Parcel Number:

08033-0004-000

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



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Terry P. Leslie, M.Ed., CRC, ABVE/D, LPC President/Vocational Expert

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 BONNIE E. ALTLAND a/k/a BONNIE ELAINE ALTLAND, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Scott E. Altland, 7362 Lincoln Highway, Abbottstown, PA 17301

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

ESTATE OF SAMUEL L. COOVER, SR., DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Personal Representative: Samuel L. Coover, Jr., 502 Kohler School Road, New Oxford, PA 17350

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

ESTATE OF MARY LEE ENGLERTH, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administratrix CTA: Joanne L. Cochran, 951 Knob Hill Road, Fayetteville, PA 17222

Attorney: Donald L. Kornfield, Esq., Kornfield and Benchoff, LLP, 100 Walnut Street, Waynesboro, PA 17268

ESTATE OF DONALD H. FORTNUM, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Thomas D. Fortnum, 29 Bugle Call Path, Gettysburg, PA 17325

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

ESTATE OF WILLIAM OLIVER HOAR, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Oliver W. Hoar, 741 Sheppard Road, Hanover, PA 17331

Attorney: Alex E. Snyder, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF JEAN O. SCOTT, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: Allen W. Fravel, Jr., 1805 Community Center Road, St. Thomas, PA 17252

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

ESTATE OF ORBREY P. STARCHER a/k/a MATTHEW STARCHER a/k/a ORBREY POE STARCHER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: David W. Starcher and Robert W. Starcher, c/o Linus E. Fenicle, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011

Attorney: Linus E. Fenicle, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011

ESTATE OF CAROLYN Y. TARANTINO-JOYNER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Dwight Amoss, 4219 Baltimore Street, Littlestown, PA 17340; John Amoss, 37 George Street, Taneytown, MD 21787

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

ESTATE OF JAY E. VanARSDALE, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Administrator: Greta K. Miller, 5694 Hanover Road, Hanover, PA 17331

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

ESTATE OF HARRY C. WATERS a/k/a HARRY CLIFFORD WATERS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: Steven J. Waters, P.O. Box 39, Orrtanna, PA 17353

Attorney: Paul T. Schemel, Esq., Dick, Stein, Schemel, Wine & Frey, LLP, 119 E. Baltimore Street, Greencastle, PA 17225

SECOND PUBLICATION

ESTATE OF WAYNE B. BERKLEY, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Gail Smith, 49 Brewster Street, Hallstead, PA 18822

Attorney: Michael J. Giangrieco, Esq., Giangrieco Law, PC, P.O. Box 126, Montrose, PA 18801

ESTATE OF KAY A. HERTZ, a/k/a KAY ANN HERTZ, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Donald E. Horn, Jr. 123 Farmstead Drive, Lancaster, PA 17603

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

ESTATE OF CARROLL B. SMITH, JR., DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executrix: Claire H. Smith, 366 Cross Street, Norwell, MA 02061

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

ESTATE OF MARYLN L. THOMAN, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executors: Wade S. Thoman, 3 South Street, Hanover, PA 17331; Wanda G. Thoman, 315 Frederick Street, Hanover, PA 17331

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

THIRD PUBLICATION

ESTATE OF MARY E. AHLERS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Steven E. Ahlers, 1636 Baltimore Pike, Dillsburg, PA 17019

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

ESTATE OF ROBERT V. COE, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Personal Representative: Ayana Victoria Coe, 101 Main Street, McSherrystown, PA 17344

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF CLYDE STANLEY DEHOFF, JR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Thomas K. DeHoff, 7327 Rosewood Manor Lane, Laytonsville, MD 20882

THIRD PUBLICATION CONTINUED**ESTATE OF CAROLYN JEAN HARRIS, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Gina M. Valentine, 222 Christ Church Road, Littlestown, PA 17340

Attorney: Dennis M. Twigg, Esq., Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157

ESTATE OF CAROL SUE HAY, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Co-Executors: Emily Ann Carbaugh, 309 West Elm Avenue, Hanover, PA 17331; Michael Joseph Hay, 150 W. Highland Avenue, Spring Grove, PA 17362

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

ESTATE OF DONALD E. HEUSNER a/k/a DONALD EDWARD HEUSNER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Lois A. Von Sas, 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 WILLIAM JOHN LEIBERTON, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Beth L. Reeder and Ann L. Etchberger, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin PA 17316

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

ESTATE OF RICHARD E. MYERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Sharon E. Myers, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin PA 17316

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

ESTATE OF BARRY R. NOEL, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Andrea Noel Dunn, 3719 Forest Grove Drive, Annandale, VA 22003

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF EUGENE H. RICHARDSON, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Phyllis Mummert, 415 Ardmore Lane, Abbottstown, PA 17301

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

ESTATE OF DONALD L. SCHAEFFER, DEC'D

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

Executor: George W. Schaeffer, 5830 Oakland Road, Sykesville, MD 21784

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

ESTATE OF MARYETTA T. SCHWEITZER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Margaret Alexander, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin PA 17316

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

ESTATE OF MARTIN L. SIDWELL, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Felicity M. Sidwell, 105 Goldenville Road, Gettysburg, PA 17325

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

ESTATE OF SUSAN P. SPERTZEL, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Diane M. Huber, 104 Schofield Drive, East Berlin, PA 17316

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

ESTATE OF JANE T. TAYLOR, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Co-Executors: Nancy T. Crum, 1681 Carlisle Road, Aspers, PA 17304; Richard G. Taylor, 750 Fairview Avenue, Gettysburg, PA 17325; Larry G. Taylor, 217 Brenneman Road, Lancaster, PA 17603; Joan T. Bucher, 2482 Chambersburg Road, Biglerville, PA 17307

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

ESTATE OF DONALD McCAIN THOMAS, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Jessica N. Thomas, 35 Cougar Drive, Hanover, PA 17331

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