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FICTITIOUS NAME REGISTRATION

CHANGE OF NAME NOTICE

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 16, 2024, for **GOD'S TALENT CONNECTION** with a principal place of business located at 9 Thomas Dr., East Berlin, PA 17316 in Adams County. The individual interested in this business is Karen Dowell, also located at 9 Thomas Dr., East Berlin, PA 17316. This is filed in compliance with 54 Pa.C.S. 311.

02/23

NOTICE IS HEREBY GIVEN that on February 6th, 2024, Amanda Bungard, mother, filed a petition for name change in the Court of Common Pleas of Adams County, Pennsylvania, requesting a decree to change the name of the minor Ryan Michael Drawbaugh to Ryan Michael Bungard. The Court has affixed May 24th, 2024, 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.

2/23

NOTICE IS HEREBY GIVEN that on January 26th 2024, Victoria V. Shultz, mother, filed a petition for name change in the Court of Common Pleas of Adams County, Pennsylvania, requesting a decree to change the name of the minor Veralyn May Pavlicek to Veralyn May Shultz. The Court has affixed April 19th, 2024, at 1:15 p.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.

2/23

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Good for your clients. Good for our community. Good for you.

ANNE D. O'REILLY v. CHRISTOPHER IRVINE and
BARBARA MARTIN

1. This case arises out of a contract between Plaintiff Anne D. O'Reilly and Defendants for the sale and ownership of two male puppies.
2. On July 3, 2023, Plaintiff initiated the current action *pro se*. Due to numerous procedural deficiencies with Plaintiff's initial Complaint, this Court sustained Defendant's Preliminary Objections to that Complaint on October 4, 2023, and granted Plaintiff leave to file an Amended Complaint.
3. Defendants contend that Plaintiff's Amended Complaint includes scandalous or impertinent matter and that Plaintiff's Amended Complaint lacks the specificity needed for them to properly respond.
4. Here, any reference to Plaintiff's age and health has no bearing on any of Plaintiff's causes of action. Plaintiff's emotional state is equally immaterial to proving any of her claims since none of her claims have an emotional component as an element. Plaintiff's allegation of Defendants holding the dogs for ransom not only is irrelevant to any cause of action, but it is also scandalous and inappropriate because it is inflammatory and derogatory.
5. Conversely, Plaintiff's allegations that are material and bear on any cause of action are not scandalous or impertinent. Because "co-owned" appears in the contracts attached to Plaintiff's Amended Complaint, Plaintiff's allegations regarding the care of the dogs and the possibility that they could be seized due to alleged violations of local and state law are potentially relevant to her claims for breach of contract and conversion.
6. Contrary to Defendants' contention, there is nothing in the Rule that prohibits Plaintiff from using compound sentences. Plaintiff's Amended Complaint provides Defendants with notice of her claims and the facts she alleges to support those claims. Defendants have enough information to be able to properly respond to Plaintiff's allegations.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, 2023-SU-0659, ANNE D. O'REILLY v.
CHRISTOPHER IRVINE and BARBARA MARTIN

Arthur D. Goldman, Esquire, Attorney for Plaintiff
Richard John Gerace, Esquire, Attorney for Defendants
Campbell, J., January 9, 2024

OPINION

Before this Court are Defendants Christopher Irvine and Barbara Martin's Corrected Preliminary Objections to Plaintiff's Amended Complaint.¹ Defendants contend that Plaintiff's Amended Complaint includes scandalous or impertinent matter and that Plaintiff's Amended Complaint lacks the specificity needed for them to properly respond. For the reasons set forth herein, the attached Order sustaining in part and overruling in part Defendants' first Objection regarding scandalous and impertinent material and overruling Defendants' second Objection regarding specificity is entered. Defendants have twenty (20) days to file an Answer to Plaintiff's Amended Complaint. All parties are directed to proceed with this case in accordance with the Pennsylvania Rules of Civil Procedure and the local rules of this Court.

BACKGROUND

This case arises out of a contract between Plaintiff Anne D. O'Reilly and Defendants for the sale and ownership of two male puppies.

On February 11, 2022, Defendant's dog bred Plaintiff's dog, and four puppies were born from that union on April 11, 2022. On June 25, 2022, Plaintiff and Defendants signed written agreements relating to the ownership of the four puppies, and Defendants

¹ Although there is no procedurally recognized filing for "corrected" Preliminary Objections, this Court directed Plaintiffs to respond to Defendants' Corrected Preliminary Objections in its January 2, 2024 Order. This Court will treat Defendants' Corrected Preliminary Objections as an amended pleading. *See* Pa. Rules Civ. P. 1017(a)(4) (listing preliminary objections as pleadings) and 1033(a) (allowing amendment of pleadings by leave of court).

brought two male puppies home. Defendants gave Plaintiff a cashier's check for the agreed upon amount, which Plaintiff did not cash. On June 27, 2022, Defendants emailed Plaintiff to cancel the contracts for all the puppies.

Plaintiff requested that Defendants return the two puppies in their possession. Defendants did not do so. Defendants initiated a civil action in an Adams County Magisterial District Court, requesting sole ownership of all four puppies and \$7,500. On March 28, 2023, the Honorable Mark Beauchamp heard oral argument. The court ruled in favor of Plaintiff regarding the monetary damages but determined it had no jurisdiction to decide the ownership or possession of the dogs.²

On July 3, 2023, Plaintiff initiated the current action *pro se*. Due to numerous procedural deficiencies with Plaintiff's initial Complaint, this Court sustained Defendant's Preliminary Objections to that Complaint on October 4, 2023, and granted Plaintiff leave to file an Amended Complaint. Plaintiff retained Counsel and filed an Amended Complaint on October 27, 2023. Plaintiff alleges three causes of action: breach of contract, unjust enrichment, and conversion.

Defendants first filed Preliminary Objections to Plaintiff's Amended Complaint on November 22, 2023, but did not file a supporting brief as mandated by Adams C.Civ.R. No. 1028(c)(A)(1). On December 20, 2023, Plaintiff filed a Praecipe to Dismiss Defendants Preliminary Objections, as authorized by Adams C.Civ.R. No. 1028(c)(A)(1), and a Memorandum of Law in Response to Defendants' Preliminary Objections. Defendants then filed a Praecipe to Attach the instant Corrected Preliminary Objections on December 28, 2023. Defendants explained that they had originally mistakenly filed a draft of their Preliminary Objections. In the interests of justice, this Court denied Plaintiff's Praecipe to Dismiss Defendants' Preliminary Objections and directed Plaintiff to file a responsive brief to Defendants' Corrected

² Plaintiff in the current case was the defendant in the Magisterial District Court case. The Magisterial District Court found in favor of Plaintiff in the current case, who was the defendant in the case before it.

Preliminary Objections or notify this Court that Plaintiff stood on her December 20, 2023 Memorandum of Law. On January 8, 2023, Plaintiff notified this Court that she stood on her December 20, 2023 Memorandum of Law.

DISCUSSION

Defendants raise two Preliminary Objections: the inclusion of scandalous or impertinent material and insufficient specificity of the Amended Complaint. This Court will address each in turn.

A. Scandalous or Impertinent Material

Defendants first contend that numerous paragraphs in Plaintiff's Amended Complaint contain scandalous or impertinent material. Specifically, Defendants aver that many statements in the Amended Complaint are immaterial and inappropriate to the causes of action Plaintiff alleges.

Pennsylvania Rule of Civil Procedure 1028(a) allows Preliminary Objections for "inclusion of scandalous or impertinent matter[.]" Pa. R. Civ. P. 1028(a)(2). "In order to be scandalous or impertinent, 'the allegation must be immaterial and inappropriate to the proof of the cause of action.'" **Breslin v. Mountain View Nursing Home, Inc.**, 171 A.3d 818, 829 (Pa. Super. 2017) (quoting **Common Cause/Pennsylvania v. Commonwealth**, 710 A.2d 108, 115 (Pa. Cmwh. 1998)). An allegation may be struck as immaterial and inappropriate to the cause of action if it "has no obvious bearing" on the case. **Biros v. U Lock Inc.**, 255 A.3d 489, 497 (Pa. Super. 2021).

In the instant case, Defendants object to several of Plaintiff's averments. In deciding whether Plaintiff's statements are immaterial, this Court considered whether the statement at issue had any possible bearing on one of Plaintiff's causes of action. "A cause of action for breach of contract must be established by pleading (1) the existence of a contract, including its essential terms, (2) a breach of a duty imposed by the contract and (3) resultant damages." **Pennsy Supply, Inc. v. Am. Ash Recycling Corp. of Pennsylvania**, 895 A.2d 595, 600 (Pa. Super. 2006) (quoting **Corestates Bank, N.A. v. Cutillo**, 723 A.2d 1053, 1058 (Pa. Super. 2003)).

1999)). To establish unjust enrichment, a plaintiff must show: “(1) benefits [were] conferred on defendant by plaintiff; (2) appreciation of such benefits by defendant; and (3) acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value[.]” **Wilson v. Parker**, 227 A.3d 343, 353 (Pa. Super. 2020) (quoting **Meyer, Darragh, Buckler, Bebenek & Eck, P.L.L.C. v. Law Firm of Malone Middleman, P.C.**, 179 A.3d 1093, 1102 (Pa. 2018)). Pennsylvania law defines conversion as “the deprivation of another's right of property in, or use or possession of, a chattel, or other interference therewith, without the owner's consent and without lawful justification.” **McKeeman v. Corestates Bank, N.A.**, 751 A.2d 655, 659 n.3 (Pa. Super. 2000) (quoting **Stevenson v. Economy Bank of Ambridge**, 197 A.2d 721, 726 (Pa. 1964)).

Here, any reference to Plaintiff's age or health has no bearing on any of Plaintiff's causes of action. Plaintiff's emotional state is equally immaterial to proving any of her claims since none of her claims have an emotional component as an element. Plaintiff's allegation of Defendants holding the dogs for ransom not only is irrelevant to any cause of action, but it is also scandalous and inappropriate because it is inflammatory and derogatory. Plaintiff can allege that Defendants have refused to return the dogs and have possession of them, but alleging a motive of ransom, even if true, is unnecessary to prove any cause of action in this case. Similarly, no cause of action here requires proof of a third party's involvement. The case presently is against the named Defendants; if Plaintiff wishes to amend her complaint to add other defendants at a later time, this Court will address that issue upon a proper Motion. Plaintiff's Amended Complaint also has two instances where a name is provided that is not the name of any of the Parties and is not mentioned anywhere else in the Complaint. Because these individuals have no bearing on the instant case, their inclusion is impertinent. Likewise, fragments of an averment that do not make grammatical sense are impertinent and immaterial.

Conversely, Plaintiff's allegations that are material and bear on any cause of action are not scandalous or impertinent. Because the word “co-owned” appears in the contracts attached to Plaintiff's

Amended Complaint, Plaintiff's allegations regarding the care of the dogs and the possibility that they could be seized due to alleged violations of local and state laws are potentially relevant to her claims for breach of contract and conversion. Because Plaintiff must allege damages for her breach of contract claim, her averments regarding the dogs' training and potential career as show dogs is material. Defendants can refute Plaintiff's allegations in their Answer, but Plaintiff is allowed to make factual claims supporting her causes of action. Additionally, a fair reading of paragraph 40 of Plaintiff's Amended Complaint is that the inclusion of the number 41 is a typographical error and that the paragraph should continue with the averment made in paragraph 41. It should read ". . . and not up to the Plaintiff's standards and reputation . . ." Defendants may respond in their Answer to Plaintiff's averments in paragraphs 40 and 41 together.

Therefore, Defendants' Objections to the bolded words in paragraphs 21; 22; 23; 34 from "ransom" to "whatsoever."; 35; 49; 60; and 63 of Plaintiff's Amended Complaint are sustained and those averments are stricken from the Amended Complaint. Defendants' Objections to the bolded words in paragraphs 12; 27; 29; 30; 31; 34 from "The" to "rights to,"; 38; 39; 40; and 42 of Plaintiff's Amended Complaint are overruled.

B. Insufficient Specificity

Defendants next contend that Plaintiff's Amended Complaint lacks the specificity needed for them to respond.

Pennsylvania Rule of Civil Procedure 1028(a) allows Preliminary Objections for "insufficient specificity of a pleading[.]" Pa. R. Civ. P. 1028(a)(3). Additionally, Rule 1019(a) requires that "[t]he material facts on which a cause of action or defense is based shall be stated in a concise and summary form." "To be legally sufficient, 'a complaint must not only give the defendant notice of what the plaintiff's claim is and the grounds upon which it rests, but the complaint must also formulate the issues by summarizing those facts essential to support the claim.'" **Catanzaro v. Pennell**, 238 A.3d 504, 507 (Pa. Super. 2020) (quoting **Feingold v. Hendrzak**, 15 A.3d 937, 942 (Pa. Super. 2011)). A pleading is defective if it

only has boilerplate allegations without sufficient facts. **Hortman v. Hortman**, 285 A.3d 916 (Pa. Super. 2022).

Here, Plaintiff avers three specific causes of action and provides specific, factual allegations. Plaintiff does not list boilerplate allegations without facts specific to her claims. Plaintiff's Amended Complaint is divided into consecutively numbered paragraphs that contain one material allegation. *See* Pa. R. Civ. P. 1022. Contrary to Defendants' contention, there is nothing in the Rule that prohibits Plaintiff from using compound sentences. Plaintiff's Amended Complaint provides Defendants with notice of her claims and the facts she alleges to support those claims. Defendants have enough information to be able to properly respond to Plaintiff's allegations.

Defendants further argue that they are unable to properly respond because Plaintiff did not state which agreements were written or verbal, in violation of Pa. Rules Civ. P. 1019(h)&(i). However, Plaintiff attached two written and signed agreements to her Amended Complaint. If Defendants disagree that the attached contracts are correct or believe that there are supplemental documents, Defendants can so state in their Answer and provide those documents. Defendants have the alleged contracts upon which Plaintiff is basing her claim and can respond in their Answer based on the documents Plaintiff provided.

Therefore, Defendants' second Preliminary Objection relating to the specificity of Plaintiff's Amended Complaint is overruled.

CONCLUSION

Therefore, for the reasons set forth herein, the attached Order sustaining in part and overruling in part Defendants' first Objection regarding scandalous and impertinent material and overruling Defendants' second Objection regarding specificity is entered. Defendants have twenty (20) days to file an Answer to Plaintiff's Amended Complaint. All parties are directed to proceed with this case in accordance with the Pennsylvania Rules of Civil Procedure and the local rules of this Court.

ORDER OF COURT

AND NOW, this 9th day of January, 2024, for the reasons set forth in the attached Opinion, Defendants' first Preliminary Objection as to the inclusion of scandalous or impertinent matter is **Sustained in part and Overruled in part** as follows:

1. Defendants' Objections to the bolded words in paragraphs 21; 22; 23; 34 from "ransom" to "whatsoever."; 35; 49; 60; and 63 of Plaintiff's Amended Complaint are **Sustained**. These averments are stricken from Plaintiff's Amended Complaint.
2. Defendants' Objections to the bolded words in paragraphs 12; 27; 29; 30; 31; 34 from "The" to "rights to,"; 38; 39; 40; and 42 of Plaintiff's Amended Complaint are **Overruled**.

Defendants' second Preliminary Objection relating to insufficient specificity is **Overruled**.

Defendants have twenty (20) days to file an Answer to Plaintiff's Amended Complaint. All parties are directed to proceed with this case in accordance with the Pennsylvania Rules of Civil Procedure and the local rules of this Court.

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 March 15th, 2024, at 10:00 a.m.

No. 22-SU-842

**CIT Home Equity Loan Trust 2003 1,
Bank of New York Mellon**
vs.

Wendy S. Altice

Property Address: 139 Ground Oak Church Road, Gardners, PA 17324

UPI/Tax Parcel Number:

22004-0115-000

Owner of Property Situate in Huntington Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$163,410.35

Attorney for Plaintiff:

Manley Deas Kochalski, LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 23-SU-605

Pennymac Loan Services, LLC
vs.

Charles Paul Bankes a/k/a Charles P. Bankes, Deceased, Charlene E. Bolton, as Co-Executrix of the Estate of Charles Paul Bankes a/k/a Charles P. Bankes, Deceased, Cassandra N. Bankes, as Co-Executrix of the Estate of Charles Paul Bankes a/k/a Charles P. Bankes, Deceased, Cassandra Bankes, Charlene E. Bolton

Property Address: 389 Lake Meade Drive, East Berlin, PA 17316

UPI/Tax Parcel Number:

36110-0052---000

Owners of Property Situate in Reading Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$228,649.55

Attorneys For Plaintiff:

Powers Kirn, LLC

No. 23-SU-822

Lake View Loan Servicing, LLC
vs.

Jonathan C. Barr

Property Address: 222 Lincoln Way East, New Oxford, PA 17350

UPI/Tax Parcel Number:

34005-0053A--000

Owner of Property Situate in New Oxford Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$71,929.49

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 23-SU-855

Paramount Residential Mortgage Group, Inc.
vs.

Matthew Scott Brandt and Carrieann Elizabeth Brandt

Property Address: 970 Bull Valley Road, Aspers, PA 17304

UPI/Tax Parcel Number:

40G06-0011-A--000

Owners of Property Situate in Tyrone Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$125,262.09

Attorneys for Plaintiff:

Brock & Scott, PLLC

No. 22-NO-1310

New Oxford Municipal Authority
vs.

Warren Burkholder and Amy Burkholder

Property Address: 148 Katelyn Drive, New Oxford, PA 17350

UPI/Tax Parcel Number:

35K11-0279---000

Owners of Property Situate in Oxford Township, Adams County, Pennsylvania
Improvements Thereon:

Residential

Judgment Amount: \$1,354.45

Attorneys for Plaintiff:

Stock and Leader

221 West Philadelphia Street, Suite 600

York, PA 17401

No. 23-NO-267

New Oxford Municipal Authority
vs.

Estate of Hollie L. Harden, Crystal Hartlaub, Heir to the Estate of Hollie L. Harden

Property Address: 415 Hanover Street, New Oxford, PA 17350

UPI/Tax Parcel Number:

35010-0001---000

Owners of Property Situate in Oxford Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$2,409.38

Attorney for Plaintiff:

Stock and Leader

221 West Philadelphia Street, Suite 600

York, PA 17401

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

2/16, 2/23, & 3/1

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 March 15th, 2024, at 10:00 a.m.

No. 16-SU-772**Meridian Bank****vs.****Ryan D. Keeney**

Property Address: 6 Winter Trail, Fairfield, PA 17320

UPI/Tax Parcel Number:
43034-0170-000

Owner of Property Situate in the Carroll Valley Borough, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$251,619.60

Attorneys for Plaintiff:

Brock & Scott, PLLC

No. 23-SU-736**Specialized Loan Servicing, LLC****vs.****Faye Eleanor Matthews**

Property Address: 67 East Locust Lane, New Oxford, PA 17350

UPI/Tax Parcel Number:
35-008-0105-000

Owner of Property Situate in Oxford Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Property

Judgment Amount: \$111,636.72

Attorney For Plaintiff:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

Fax: (866) 381-9549

No. 23-SU-577**HSBC Bank USA, National Association****as Trustee for Ellington Loan****Acquisition Trust 2007-1, Mortgage Pass-Through****vs.****Patricia A. Pickett and Maurice M. Pickett, Sr.**

Property Address: 1385 Littlestown Road, Hanover, PA 17331

UPI/Tax Parcel Number:
41J14-0095---000

Owners of Property Situate in Union Township, Adams County, Pennsylvania Improvements Thereon:

Residential Dwelling

Judgment Amount: \$204,886.01

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 23-SU-827**Specialized Loan Servicing, LLC****vs.****Frederick Andrew Smith, Jr.**

Property Address: 250 Seymore Road, Gettysburg, PA 17325

UPI/Tax Parcel Number:
32112-0063-000

Owner of Property Situate in the Township of Mount Pleasant, County of Adams, Commonwealth of Pennsylvania Improvements Thereon:

Single Family Residential Dwelling

Judgment Amount: \$159,735.69

Attorneys for Plaintiff:

Padgett Law Group

Jacqueline F. McNally, Esq.

700 Darby Road, Suite 100

Havertown, PA 19083

(850) 422-2520

No. 22-SU-1240**U.S. Bank National Association, as****Indenture Trustee, et al****vs.****Thomas Kuykendall as Executor of Estate of Ralph Kuykendall, Ralph E. Kuykendall a/k/a Ralph E. Kuykendall, Sr.**

Property Address: 114 E. York Street, Biglerville, PA 17307

UPI/Tax Parcel Number:
05004-0016-000

Owners of Property Situate in the Borough of Biglerville, Adams County, Pennsylvania Improvements Thereon:

Residential Real Estate

Judgment Amount: \$175,299.58

Attorney for Plaintiff:

Stern & Eisenberg, P.C.

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

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

2/16, 2/23, & 3/1

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 March 15th, 2024, at 10:00 a.m.

No. 23-SU-779

Newrez, LLC, Shellpoint Mortgage Servicing

vs.

Micah E. Van Dusen, et al.

Property Address: 30 Anthony Lane, Fairfield, PA 17320

UPI/Tax Parcel Number:

25018-0089---000

Owners of Property Situate in the Township of Liberty, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$152,119.38

Attorney for Plaintiff:

Manley Deas Kochalski, LLC

P.O. Box 165028

Columbus, OH 43216-5028

(614) 220-5611

No. 22-SU-1225

REO 2023 NR1, LLC

vs.

Peggy Marie Woodring

Property Address: 744 White Hall Rd.,

Littlestown, PA 17340

UPI/Tax Parcel Number:

32115-0020-000

Owner of Property Situate in the Township of Mount Pleasant, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment amount \$84,607.73

Attorney for Plaintiff:

Manley Deas Kochalski, LLC

P.O. Box 165028

Columbus, OH 43216-5028

(614) 220-5611

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.

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James W. Muller
Sheriff of Adams County

2/16, 2/23, & 3/1

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 ROBERT L. BROWN a/k/a ROBERT LEE BROWN, DEC'D
Late of Carroll Valley Borough, Adams County, Pennsylvania
Executrix: Jennifer Brown Buchheister, P.O. Box 1025, Emmitsburg, MD 21727
Attorney: Puhl & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF WILLIAM LEE DERR a/k/a WILLIAM L. DERR, DEC'D
Late of Mount Joy Township, Adams County, Pennsylvania
Personal Representative: William H. Bechtel, 234 Forrest Drive, Gettysburg, PA 17325
Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF STANLEY L. HARBOLD, DEC'D
Late of Oxford Township, Adams County, Pennsylvania
Executor: James M. Harbold, 51 Abbotts Drive, Abbottstown, PA 17301

ESTATE OF MARGARET A. KAHLBAUGH, DEC'D
Late of Conewago Township, Adams County, Pennsylvania
Executor: Nathan A. Kahlbaugh, 355 Old Stone Way, York, PA 17406
Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF LOVIE F. KLUNK, DEC'D
Late of Conewago Township, Adams County, Pennsylvania
Co-Executors: Theresa F. Klunk and Kevin T. Klunk c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, Pennsylvania 17331
Attorney: Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, Pennsylvania 17331

ESTATE OF KENNETH R. KUMP, DEC'D
Late of Cumberland Township, Adams County, Pennsylvania
Co-Executors: Pamela L. Bowers, 2290 Baltimore Pike, Gettysburg, PA 17325; Marianne T. Mitchell, 265 Schoolhouse Hill Road, Fayetteville, PA 17222; Kenneth J. Kump, 25 Barlow Two Taverns Road, Gettysburg, PA 17325
Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF KENNETH EARL LARKIN a/k/a KENNETH E. LARKIN, DEC'D
Late of Franklin Township, Adams County, Pennsylvania
Executrix: Brenda Joan Riley, 1074 Orrtanna Road, Orrtanna, PA 17353
Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF KENNETH JOSEPH OSTERMANN a/k/a KENNETH J. OSTERMAN, DEC'D
Late of Hamiltonban Township, Adams County, Pennsylvania
Executrix: Lynn Patrice Lavin, 2818 Kennedy Road, Wilmington, DE 19180
Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

BARBARA ANN ROPER a/k/a BARBARA A. ROPER, DEC'D
Late of Franklin Township, Adams County, Pennsylvania
Personal Representative: Jill A. Lott, 870 Pleasant Valley Road, Biglerville, PA 17307
Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF NANCY SAYLOR, DEC'D
Late of Mt. Joy Township, Adams County, Littlestown, Pennsylvania
Administrator: Richard Saylor, 2516 Baltimore Pike, Littlestown, PA 17340
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF CHARLES J. SCHUSSLER a/k/a CHARLES J. SCHUSSLER, JR., DEC'D
Late of Hamiltonban Township, Adams County, Pennsylvania
Co-Executors: Charles R. Schussler and Jennifer L. Hollar, c/o Walker & Spang, LLC, 247 Lincoln Way East, Chambersburg, PA 17201
Attorney: David F. Spang, Esq., Walker & Spang, LLC, 247 Lincoln Way East, Chambersburg, PA 17201

ESTATE OF NADINE R. STOCK, DEC'D
Late of Mt. Pleasant Township, Adams County, New Oxford, Pennsylvania
Co-Executors: Earl G. Stock, 359 Brickcrafters Road, New Oxford, PA 17350; Elaine A. Milhimes, 1080 Hampton-Hunterstown Road, New Oxford, PA 17350
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF VIRGINIA A. TIMMINS, DEC'D
Late of Conewago Township, Adams County, Pennsylvania
Co-Executors: Michelle A. Prin, 7897 Blue Sage Way, Parkland, FL 33076; Rebecca A. Weiler-Timmins, 2287 Pullman Way, Hummelstown, PA 17036
Attorney: Julia M. Parrish, Esq., Barley Snyder, LLP, 100 E. Market Street, York, PA 17401

ESTATE OF EMMA JANE WOLF, DEC'D
Late of Berwick Township, Adams County, Pennsylvania
Administrator: Rodney M. Wolf, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
Attorney: Scott L. Kelley, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

(FIRST PUBLICATION CONTINUED)

ESTATE OF ROBERTA L. ZOLBE, DEC'D
Late of Germany Township, Adams
County, Pennsylvania
Executrix: Mary Ann Kowalczyk, 6634
Baltimore Pike, Littlestown, PA 17340
Attorney: Arthur J. Becker, Jr., Esq.,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331

SECOND PUBLICATION

ESTATE OF JAY P. COOKERLY a/k/a
JAY PATRICK COOKERLY, DEC'D
Late of Hamilton Township, Adams
County, Pennsylvania
Executrix: Prudence L. Showers, c/o
Gates & Gates, P.C., 250 York Street,
Hanover, PA 17331
Attorney: Rachel L. Gates, Esq., Gates &
Gates, P.C., 250 York Street, Hanover,
PA 17331

ESTATE OF REX A. CRAVEN, DEC'D
Late of Franklin Township, Orrtanna,
Adams County, Pennsylvania
Executor: Chad Craven, 201 Lake Ridge
Drive, Forest, VA 24551
Attorney: Matthew R. Battersby, Esq.,
Battersby Law Office, P.O. Box 215,
Fairfield, PA 17320

ESTATE OF SHIRLEY A. FUNT, DEC'D
Late of Franklin Township, Adams
County, Pennsylvania
Executor: David A. Funt, c/o Barbara
Entwistle, Esq., Entwistle & Roberts,
P.C., 37 West Middle Street,
Gettysburg, PA 17325
Attorney: Barbara Entwistle, Esq.,
Entwistle & Roberts, P.C., 37 West
Middle Street, Gettysburg, PA 17325

ESTATE OF ROBERT KIRK
HEFFERNAN, DEC'D
Late of Oxford Township, Adams County,
PA
Co-Executors: Kenneth Heffernan, 409A
First Street, Summerdale, PA 17093;
Kelly Harbaugh, 15 S. Allwood Drive,
Hanover, PA 17331
Attorney: Clayton A. Lingg, Esq., Mooney
Law, 230 York Street, Hanover, PA
17331

ESTATE OF ANTHONY R. KAHLBAUGH,
DEC'D
Late of Conewago Township, Adams
County, Pennsylvania
Executor: Nathan A. Kahlbaugh, 355 Old
Stone Way, York, PA 17406
Attorney: Matthew L. Guthrie, Esq.,
Barley Snyder, LLP, 14 Center Square,
Hanover, PA 17331

ESTATE OF ROBERT E. MENGES,
DEC'D
Late of Mt. Pleasant Township, Adams
County, Pennsylvania
Co-Executors: Donald E. Menges, 4595
York Rd., New Oxford, PA 17350; Tina
M. Hahn, 15 Orchard Drive, Hanover,
PA 17331
Attorney: Ann C. Shultis, Esq., Salzmann
Hughes, P.C., 1147 Eichelberger
Street, Suite F, Hanover, PA 17331

ESTATE OF WILLIAM D. NOEL a/k/a
WILLIAM DAVID NOEL, DEC'D
Late of Oxford Township, Adams County,
Pennsylvania
Executrix: Brenda J. Weaver, 19 Linden
Avenue, Hanover, PA 17331
Attorney: Ann C. Shultis, Esq., Salzmann
Hughes, P.C., 1147 Eichelberger
Street, Suite F, Hanover, PA 17331

ESTATE OF ROBERT NOAH RILL, DEC'D
Late of Union Township, Adams County,
Pennsylvania
Executrix: Robin Mundorff, 653 Third
Street, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esq.,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331

ESTATE OF HORACE W. UFFELMAN,
DEC'D
Late of Oxford Township, Adams County,
Pennsylvania
Co-Executors: Scott E. Uffelman and
Lois E. Gunnnett, c/o 119A West
Hanover Street, Spring Grove, PA
17362
Attorney: Craig A. Diehl, Esq., CPA, Law
Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA
17362

ESTATE OF MARY LOUISE WEAVER,
DEC'D
Late of Oxford Township, Adams County,
Pennsylvania
Executrix: Brenda J. Weaver, 19 Linden
Avenue, Hanover, PA 17331
Attorney: Ann C. Shultis, Esq., Salzmann
Hughes, P.C., 1147 Eichelberger Street,
Suite F, Hanover, PA 17331

ESTATE OF VICKIE LYNN WEISS, DEC'D
Late of Cumberland Township, Adams
County, Pennsylvania
Administrator: James Robinson, c/o MPL
Law Firm, LLP, 96 South George Street,
Suite 520, York, PA 17401
Attorney: Andrew C. Herrold, Esq., MPL
Law Firm, LLP, 96 South George Street,
Suite 520, York, PA 17401

ESTATE OF CANDY L. YINGLING, DEC'D
Late of Mt. Joy Township, Adams County,
Pennsylvania
Administratrix: Cindy L. Yingling, c/o Gates
& Gates, P.C., 250 York Street,
Hanover, PA 17331
Attorney: Rachel L. Gates, Esq., Gates &
Gates, P.C., 250 York Street, Hanover,
PA 17331

THIRD PUBLICATION

ESTATE OF RUTH ANN AKERS, DEC'D
Late of Hamiltonban Township, Adams
County, Gettysburg, Pennsylvania
Co-Executrices: Christina L. Bucher, 180
South Terrace Drive, Dillsburg, PA
17109; Frances A. Reed, 1820
Thornbury Drive, Ambler, PA 19002
Attorney: John A. Wolfe, Esq., Wolfe,
Rice, & Quinn, LLC, 47 West High
Street, Gettysburg, PA 17325

ESTATE OF G. RONALD ALBRIGHT a/k/a
GEORGE RONALD ALBRIGHT, DEC'D
Late of Hamilton Township, Adams
County, Pennsylvania
Co-Executors: David R. Albright, Michelle
A. Schultz, and Scott L. Kelley, Esq.,
c/o Barley Snyder, LLP, 14 Center
14 Center Square, Hanover, PA 17331
Attorney: Jennifer M. Stetter, Esq.,
Barley Snyder, LLP, 14 Center Square,
Hanover, PA 17331

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(THIRD PUBLICATION CONTINUED)

ESTATE OF NANCY L. CANNON, DEC'D

Late of Littlestown Borough, Adams
County, Pennsylvania

Executor: Douglas W. Stitley, 13 Park
Avenue, Littlestown, PA 17340

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

ESTATE OF WALTER J. CHRISMER,
ESQ.

Late of Bonneauville Borough, Adams
County, Pennsylvania

Co-Executors: Randall G. Chrismer and
Dana M. Chrismer, c/o Gates & Gates,
P.C., 250 York Street, Hanover, PA
17331

Attorney: Rachel L. Gates, Esq., Gates &
Gates, P.C., 250 York Street, Hanover,
PA 17331

ESTATE OF ALLEN RUSSELL EMLET
a/k/a ALLEN R. EMLET a/k/a ALLEN
RUSTY EMLET, DEC'D

Late of Huntington Township, Adams
County, Pennsylvania

Executor: ACNB Bank, 675 Old
Harrisburg Road, P.O. Box 4566,
Gettysburg, PA 17325

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

ESTATE OF RANDOLPH N. SMITH,
DEC'D

Late of Carroll Valley Borough, Adams
County, Pennsylvania

Executrix: Phyllis A. Smith, 7 Donna
Trail, Fairfield, PA 17320

Attorney: Bernard A. Yannetti, Hartman &
Yannetti, Inc., Law Office, 126
Baltimore Street, Gettysburg, PA
17325