

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

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COURT OF COMMON PLEAS
CIVIL DIVISION
ADAMS COUNTY
NO: 2020-SU-0000710

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, PLAINTIFF
vs.

Deborah Ensor, Known Heir of Clyde Wallace, deceased; Donna Reese, Known Heir of Clyde Wallace, deceased; Charles Wallace, Known Heir of Clyde Wallace; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clyde Wallace, Deceased, DEFENDANTS

To the Defendants, Deborah Ensor, Known Heir of Clyde Wallace, deceased; Donna Reese, Known Heir of Clyde Wallace, deceased; Charles Wallace, Known Heir of Clyde Wallace; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clyde Wallace, Deceased: TAKE NOTICE THAT THE Plaintiff, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE 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 MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Adams County Bar Association
Court Administrator, Adams County Courthouse
117 Baltimore Street
Gettysburg, PA 17325

Shapiro & Denardo, LLC
By: Christopher A. DeNardo,
PA I.D. No. 78447

Kristen D. Little, PA I.D. No. 79992
Alison H. Tulio, PA I.D. No. 87075
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
Telephone: 610-278-6800
E-Mail: pahelp@logs.com
S&D File No. 20-064718

10/30

NAME CHANGE NOTICE

NOTICE IS HEREBY GIVEN that on August 24, 2020, 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 Larry Dean Roberts III to Trey Roberts.

The Court has affixed November 13th, 2020 at 10:30 am 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.

10/30

NOTICE

The Tax Claim Bureau of Adams County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Adams County, Pennsylvania, on October 9, 2020, of the Upset Tax Sale of real estate for delinquent taxes held by the Bureau on September 18, 2020, pursuant to due notices required by the Real Estate Tax Sale law of 1947, as amended. The Court confirmed this Return Nisi on October 13, 2020. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after October 13, 2020. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

Adams County Tax Claim Bureau
By: Daryl G. Crum, Director

10/30

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that on or about April 27, 2020 an Application for Registration of Fictitious Name was filed in Department of State of Commonwealth of Pennsylvania, pursuant to the Fictitious Name Act, for the purpose of registering a fictitious name. The fictitious name is ABBOTTSTOWN INDUSTRIES, INC. and its registered office is located at 420 West Fleet Street, Abbottstown, Pennsylvania 17301. The fictitious name is registered to BC&E Industrial, Inc. of Abbottstown, Pennsylvania.

David P. Turocy, Esq.
Ream, Carr, Markey, Woloshin
& Hunter LLP
119 East Market Street
York, PA 17401

10/30

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 Friday, the 20TH day of November 2020, at 10:00 o'clock at the Emergency Services Building, 230 Greenamyer Lane, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 20-SU-480
U.S. BANK NATIONAL TRUST
NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR VRMTG
ASSET TRUST

vs.
JAMES EDWARD HAWK, APRIL L.
HAWK
Property Address: 345 Pine Grove
Road, Hanover, PA 17331
Upi/Tax Parcel Number: 41K1 7-041---
000
Owner(s) of property situate in Union
Township, Adams County, Pennsylvania
Improvements thereon consisting of a
Residential Dwelling
Judgment Amount: \$257,036.14.
Attorneys for Plaintiff:
Jessica L. Manis, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: 215-572-8111

No. 15-SU-966
NORTHWEST SAVINGS BANK
vs.
WILLIAM A. KLINGER, UNITED
STATES OF AMERICA
Property Address: 208 Main Street,
York Springs, PA 17372
Upi/Tax Parcel Number: 42005-0032--
000

Owner(s) of property situate in the
Borough of York Springs, Adams
County, Pennsylvania
Improvements thereon of a commercial
building
Judgment amount: \$62,885.91, plus
interest at the rate of \$9.776952 per
diem and costs of suit
Attorneys for Plaintiff:
Megan C. Huff, Esquire
Nestico Druby, PC
1135 E. Chocolate Avenue, Suite 300
Hershey, Pennsylvania 17033

No. 19-SU-749
OCEANSIDE MORTGAGE COMPANY
vs.

LOUIS SACHS, ANGELA SACHS
Property Address: 22 Curtis Drive, East
Berlin, PA 17316
Upi/Tax Parcel Number: 36102-0114---
000
Owner(s) of property situate in Reading
Township, Adams County, Pennsylvania
Improvements thereon: Residential
Dwelling
Judgment amount \$152,982.33
Attorneys for Plaintiff:
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

No. 20-SU-366
DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR MASTR
SPECIALIZED LOAN TRUST 2007-02
MORTGAGE PASS-THROUGH
CERTIFICATES
vs.

SHARON A. WALTERS a/k/a SHARON
WALTERS a/k/a SHARON ANN
WALTERS
Property Address: 655 New Chester
Road, New Oxford, PA 17350
Upi/Tax Parcel Number: 38-10-0047--
000
Owner(s) of property situate in Straban
Township, Adams County, Pennsylvania
Improvements Thereon: Residential
Property
Judgement Amount: \$182,951.84
Attorneys for Plaintiff
RAS Citron, LLC
Robert Fiacco, Esquire,
Id. No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-381-9549

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

10/23, 10/30 & 11/6

EMPLOYMENT NOTICE

Strausbaugh Law, PLLC is seeking an experienced paralegal for the general practice of law to join our team. Candidates must have exceptional customer service skills, be comfortable in a fast paced private law firm and able to work in a team environment. All interested applicants must submit a cover letter, including salary requirements and complete resume with references to Strausbaugh Law, PLLC, 1201 W. Elm Avenue, Suite #2, Hanover, PA 17331 or email to scott@strausbaughlaw.com. No phone calls please.

10/30, 11/6 & 11/13



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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 MARY E. AUMON, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Deborah S. Cavanaugh, 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 RONALD D. GARIS a/k/a RONALD DALE GARIS, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Marilyn J. Garis, 42 Boyds Hollow Road, Biglerville, PA 17307

Attorney: Robert L. McQuaide, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF THOMAS EARL POWELL, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Administratrix: Carey P. Brown, 154 S. Main Street, Biglerville, PA 17307

Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

ESTATE OF TRACY SCHASZBERGER a/k/a TRACY LEE SCHASZBERGER, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Dylan Schaszberger, 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 MONIKA SHEARER a/k/a MONIKA H. SHEARER, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Personal Representative: Patricia Nora Shearer, 171 Old Waynesboro Road, Fairfield, PA 17320

Attorney: William S. Dick, Esq., Dick, Stein, Schemel, Wine & Frey, LLP, 13 W. Main Street, Suite 210, Waynesboro, PA 17268

ESTATE OF GRACE B. SHULTZ, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Barb Plank, 19 Summer Drive, Gettysburg, PA 17325

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

ESTATE OF STANLEY E. YATES, SR., a/k/a STANLEY EDWARD YATES, a/k/a STANLEY E. YATES, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Stanley E. Yates, Jr., c/o Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover PA 17331

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

SECOND PUBLICATION**ESTATE OF RUTH E. DORMAN a/k/a RUTH EVELYN DORMAN, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Personal Representative: Erika L. Richardson, 43134 Royal Fern Terrace, Ashburn, VA 20148

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

ESTATE OF RAYMOND SYLVESTER DUBBS a/k/a RAYMOND S. DUBBS, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executrix: Kathleen M. Orner, 1145A Browns Dam Drive, New Oxford, PA 17350

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

ESTATE OF KIM KAMOSKY, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executrix: Margaret Hughes a/k/a Peggy Hughes, c/o Mark C. Duffie, Esq., Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043

Attorney: Mark C. Duffie, Esq., Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043

ESTATE OF BERNARD F. LOONEY, SR. a/k/a BERNARD FRANKLIN LOONEY, SR. a/k/a BERNARD LOONEY, SR., DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Administrators c.t.a.: Teresa M. Looney, 3665 Fairfield Road, Gettysburg, PA 17325; Bernard F. Looney, Jr., 1080 Cadmus Road, Pottstown, PA 19465

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

ESTATE OF DOUGLAS ROBERT MURREN a/k/a DOUGLAS R. MURREN, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Jacqueline Elder Murren, 125 Wheaton Drive, Littlestown, PA 17340

Attorney: Robert L. McQuaide, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF SHIRLEY F. MYERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrator: David F. Myers, 1821 Bon Ox Road, New Oxford, PA 17350

Attorney: Robin J. Marzella, Esq., R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

ESTATE OF ROBERT P. PANEK, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Melanie Susan Boone, 6050 Keysville Road, Keymar, MD 21757

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

SECOND PUBLICATION CONTINUED

ESTATE OF DIXIE D. RAND, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administrators: James W. Rand III, 1755 Hermosa Drive, Highlands Ranch, CO 80126; Woodrow E. Taylor III, 20 Regency Circle, Gettysburg, PA, 17325

ESTATE OF JAMES C. ROUBAL, SR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: James C. Roubal, Jr., 956 Fairview Avenue, Gettysburg, PA 17325

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

THIRD PUBLICATION

ESTATE OF SUZANNE L. BENDER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrices: Lisbeth Betsy Keefer, 2540 Baltimore Pike, Gettysburg, PA 17325; Corinne D. Golden, 26 South Seasons Drive, Dillsburg, PA 17019

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

ESTATE OF ARLENE B. FERGUSON a/k/a ARLENE BEATRICE FERGUSON, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Donna M. Therit, 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 KATHRYN L. KORNBAU, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Michael E. Kornbau, c/o Bruce C. Bankenstein, Esq., 48 South Duke Street, York, PA 17401

Attorney: Bruce C. Bankenstein, Esq., 48 South Duke Street, York, PA 17401

ESTATE OF WILLIAM W. MENCHEY a/k/a WILLIAM WILBUR MENCHEY, JR., DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Michelle Lynn Menchey, 1191 Ledge Drive, York, PA 17408

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

ESTATE OF THERESA D. NAYLOR, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Alan J. Naylor, 921 Kohler Mill Road, New Oxford, PA 17350

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

ESTATE OF MARGARET H. WALTERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Kristen Chrisman, 17712 Still Harbor Lane, Huntington Beach, CA 92647

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

ESTATE OF JOHN W. ZIEGLER, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Susan M. Foerster, 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