

Adams County Legal Journal

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No. 27

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that TRAIL-WAY SPORTS CLUB, INC., with its registered office at 100 Speedway Lane, Hanover, Pennsylvania, a business corporation, has elected, pursuant to Resolution duly proposed at a meeting of the Board of Directors and approved at a meeting of the Shareholders, to voluntarily dissolve the corporation and intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania. The Board of Directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence shall be ended under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Bernard A. Yannetti, Jr., Esq.
Hartman & Yannetti Inc.
Solicitor
126 Baltimore Street
Gettysburg, PA 17325

10/28 & 11/4

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 11/18/2022 at 8:30 a.m.

TRUSSELL—Orphans' Court Action Number OC-94-2022. Estate of WINIFRED L. TRUSSELL, late of Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

11/4 & 11/11

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 November 18th, 2022 at 10:00 a.m.

No. 21-SU-425

Specialized Loan Servicing LLC vs.

Joyce M. Connor, Francis M. Connor Property Address: 1056 Water Drive, Unit R, Hanover, PA 17331 UPI/Tax Parcel Number: 08K14-0142-000

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

Improvements Thereon: Residential Single-Family Dwelling Judgment Amount: \$150,428.64 Attorneys for Plaintiff: Parker McCay, PA 9000 Midlantic Drive, Suite 300 P.O. Box 5054 Mount Laurel, New Jersey 08054

No. 22-SU-594

Freedom Mortgage Corporation vs.

Kimberly A. Egerton Property Address: 67 Hemlock Drive, Hanover, PA 17331 UPI/Tax Parcel Number: 08021-0059---000

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

Improvements Thereon: Residential Dwelling Judgment Amount: \$173,882.63 Attorneys for Plaintiff: Brock & Scott, PLLC

No. 19-SU-895

Lakeview Loan Servicing, LLC vs.

Wendy A. Forsythe Property Address: 15 N. 5th Street, McSherrystown, PA 17344 UPI/Tax Parcel Number: 28-005-0141-000

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

Improvements Thereon: Residential Dwelling Judgment Amount: \$139,506.20 Attorneys for Plaintiff: Stern & Eisenberg, PC

No. 19-SU-1319

PHH Mortgage Corporation vs.

Philip A. Frazer as Known Heir to The Estate of Douglas A. Frazer, Logan Milhimes, Solely in His Capacity as Known Heir to The Estate of Douglas A. Frazer a/k/a Douglas A. Frazer, Sr. And Douglas A. Frazer, Jr., Any/All Known and Unknown Heirs, Executors, And Devises to The Estate of Douglas A. Frazer a/k/a Douglas A. Frazer, Sr., Any/All Known and Unknown Heirs, Executors, And Devises to The Estate of Douglas A. Frazer, Jr., Chris G. Frazer as Known Heir to The Estate of Douglas A. Frazer

Property Address: 1130 North Browns Dam Drive, New Oxford, PA 17350 UPI/Tax Parcel Number: 36K08-0037-000

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

Residential Real Estate Judgment Amount: \$130,873.14 Attorneys for Plaintiff: Stern & Eisenberg, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

No. 22-SU-328

Wells Fargo Bank, N.A. vs.

Roman J. Honhart, Jr., Solely in His Capacity as Known Heir of Roman J. Honhart, Sr., Deceased, Unknown Heirs Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from Or Under Roman J. Honhart, Sr., Deceased Property Address: 38 Kimberly Lane, New Oxford, PA 17350 UPI/Tax Parcel Number: 136J0809100000

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

Residential Dwelling Judgment Amount: \$56,351.25 Attorneys For Plaintiff: Powers Kirn, LLC

No. 22-SU-340

Townebank vs.

Allen D. Kuhn Property Address: 13 Halleck Drive, East Berlin, PA 17316 UPI/Tax Parcel Number: 36112-0039

All Those Certain Lots or Pieces of Ground Situate in Reading Township, Adams County, Pennsylvania Improvements Thereon:

Residential Property Judgment Amount: \$216,486.52 Attorneys for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

No. 22-SU-417

Truist Bank, Formerly Known as Branch Banking and Trust Company vs.

Rachel Smeltzer Property Address: 1867 Carrolls Tract Road, Orrtanna, PA 17353 UPI/Tax Parcel Number: 18C12-0044---000

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

Improvements Thereon: Residential Dwelling Judgment Amount: \$78,858.68 Attorneys for Plaintiff: McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

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

10/21, 10/28, & 11/4



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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 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 PAUL S. BOLYARD a/k/a PAUL SAMUEL BOLYARD, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: LaVala L. Rossi, c/o Rachel L. Gates, Esq., 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 EVELYN G. BRODBECK, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Patricia A. Grothe, 15121 Old Hanover Road, Upperco, MD 21155-9720

ESTATE OF LINDA ANN COE a/k/a LINDA A. COE, DEC'D

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

Administratrix: Karen L. Neiderer, 26 Snow Bird Trail, Fairfield, PA 17320

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

ESTATE OF ESTHER A. KLUNK, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Thomas J. Klunk, 3370 Centennial Road, Hanover, PA 17331; Timothy L. Klunk, 508 Delone Avenue, McSherrystown, PA 17344

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

ESTATE OF NOVELLA MARKLE, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Administrator: Roger W. Markle, 1026 700 Road, New Oxford, PA 17350

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

ESTATE OF DONALD L. MORROW, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Jeffrey A. Morrow, c/o Mark E. Halbruner, Esq., Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

Attorney: Mark E. Halbruner, Esq., Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

ESTATE OF DOROTHY D. ROWE a/k/a DOROTHY DOLORES ROWE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executors: Michael Frantz, 82 Schofield Drive, East Berlin, PA 17316; Ashley M. Frantz, 82 Schofield Drive, East Berlin, PA 17316

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

ESTATE OF ARTHUR LEE SNYDER, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Co-Administrators: Rebecca Anne Zoltowski, 164 Dawn Drive, Lansdale, PA 19446; Elizabeth Gordon, 308 30th Street, Huntingdon, PA 16652

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

SECOND PUBLICATION

ESTATE OF CRISTINE C. ARENTZ a/k/a CRISTINE C. MCDANNELL, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Executor: Todd E. McDannell, 2330 Emmitsburg Road, Gettysburg, PA 17325

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

ESTATE OF ROBERT B. EHRHART a/k/a ROBERT BROOKS EHRHART, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Administratrix: Rachel Marie Taylor, 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 17331

ESTATE OF STEPHEN V. NAS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Craig V. Nas, 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 PAULA D. OLINGER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Axa P. Jones, 90 Maple Avenue, Gettysburg, PA 17325

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

ESTATE OF ROSALIA L. STORM, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Co-Executors: Thomas R. Storm and Charlotte L. Wolff, c/o Timothy Bupp, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17315

Attorney: Timothy Bupp, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17315

ESTATE OF PATRICIA M. UHL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: James T. Yingst, 47 Pinewood Point, Mount Vernon, ME 04352

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

ESTATE OF KERMIT P. ZEIGLER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Scott A. Zeigler, 128 Possum Hollow Road, East Berlin, PA 17316

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

THIRD PUBLICATION

ESTATE OF DAVID A. DANDIGNAC, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Administratrix: Lourdes Latorre-Dandignac, 80 Mandy Lane, Gettysburg, PA 17325

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

THIRD PUBLICATION CONTINUED**ESTATE OF JAMES ELLSWORTH DOYLE, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Kim Leona Doyle, 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 MARY ELLEN FUNK a/k/a MARYELLEN FUNK, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Charles Rowland Funk, 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 KATHERINE JUNE HILL, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administratrix: Elizabeth Ferdock, 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 JEANNETTE R. KONOPKA a/k/a JEANNETTE ROSA KONOPKA, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Personal Representative: Nancy J. Konopka, 822 Hancock Drive, Gettysburg, PA 17325

ESTATE OF PAULINE W. LEVERING, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executrices: Diane Malinowski, 110 Roland Road, East Berlin, PA 17316; Jeanette Levering, 6812 Leh Court, New Tripoli, PA 18066

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

ESTATE OF ROGER W. STEINACKER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Mark A. Steinacker, 879 Eden Farm Cir., Westminster, MD 21157

Attorney: Stacy Pineo Hurt, Esq., 946 Lincoln Way East, Chambersburg, PA 17201

ESTATE OF ROBERT A. STEVENS, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executrix: Donna J. Hawkins, 1948 Hillsdale Road, Middletown, PA 17057

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

ESTATE OF SHIRLEY A. WERDEBAUGH a/k/a SHIRLEY ANN WERDEBAUGH, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Michael Werdebaugh, 12 Stuart Drive, East Berlin, PA 17316

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