

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on 12/27/2022 for WIN WIN HOLDINGS at 502 W. 7th Street, Suite 100, Erie, PA 16502.

The name and address of each individual interested in the business is Aaron Junik, 502 W. 7th Street, Suite 100, Erie, PA 16502. This was filed in accordance with 54 PaC.S.313-417.

2/24



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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 online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Spring, MD 20910. On March 17th, 2023, at 10:00 a.m.

No. 22-SU-646

U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust
vs.

Jonathan C. Alford and Angela E. Alford
Property Address: 195 Saint Johns Road W., Littlestown, PA 17340
UPI/Tax Parcel Number:
15-117-42C-000

Owner(s) of property situate in Germany Township, Adams County, Pennsylvania
Improvements: Residential Property
Judgment: \$240,365.60
Attorneys for Plaintiff:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F.
Mt. Laurel, NJ 08054
Phone: (855) 225-6906
Fax: (866) 381-9549

No. 22-SU-860

U.S. Bank National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-TC1
vs.

John W. Forsythe
Property Address: 584 Aspers Bendersville Road, Aspers, PA 17304
UPI/Tax Parcel Number:
29F05-0078-000

Owner(s) of property situate in Menallen Township, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$108,720.04
Attorneys for Plaintiff:
Robert, Anschutz, Schneid, Crane & Partners, PLLC
133 Gaither Drive, Suite F.
Mt. Laurel, NJ 08054

No. 21-SU-539

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust
vs.

Rodger J. Gingco
Property Address: 12 Musket Drive, Gettysburg, PA 17325
UPI/Tax Parcel Number:
09E12-02333---000
Owner(s) of property situate in Cumberland Township, Adams County, Pennsylvania
Improvements Thereon:
Residential Real Estate
Judgment Amount: \$199,440.97
Attorneys for Plaintiff:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 22-SU-985

PNC Bank, National Association
vs.

Heather Groft a/k/a Heather L. Groft
Property Address: 73 East Locust Lane, New Oxford, PA 17350
UPI/Tax Parcel Number:
35008-0102-000
Owner(s) of property situate in Oxford Township, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$168,427.26
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 22-SU-500

Newrez LLC D/B/A Shellpoint Mortgage Servicing
vs.

Haitham Samir Rabie, Christine Rabie
Property Address: 220 Race Track Road, Hanover, PA 17331
UPI/Tax Parcel Number:
04K11-0094B-000
Owner(s) of property situate in Berwick Township, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgement Amount: \$210,228.03
Attorneys for Plaintiff:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F.
Mt. Laurel, NJ 08054

No. 22-SU-331

Reverse Mortgage Funding LLC
vs.

Michael Ryan, Known Heir of Leo Patrick Ryan, Sr., Deceased, Daniel Harris, Known Heir of Leo Patrick Ryan, Sr., Deceased, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Leo Patrick Ryan, Sr., Deceased
Property Address: 36 Pennsylvania Avenue, Littlestown, PA 17340
UPI/Tax Parcel Number:
27007-0062---000
Owner(s) of Property Situate in the Borough of Littlestown, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$144,634.20
Attorneys for Plaintiff:
LOGS Legal Group, 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

2/17, 2/24, & 3/3

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 17th, 2023, at 10:00 a.m.

No. 16-SU-640
National Mortgage LLC D/B/A
Champion Mortgage Company
vs.

Cleason Stoner
Property Address: 4199 York Road,
New Oxford, PA 17350
UPI/Tax Parcel Number:

32-111-0042 -000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$231,007.48

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 22-SU-422
PHH Mortgage Corporation
vs.

George J. Weitzel, Jr., The Unknown
Heirs of George J. Weitzel, Jr., Deceased
Property Address: 302 North Queen
Street, Littlestown, PA 17340
UPI/Tax Parcel Number:

27005-0047-000

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

Improvements Thereon:

Residential Dwelling

Judgement Amount: \$146,580.69

Attorneys for Plaintiff:

Stern & Eisenberg, PC

No. 21-SU-433
Truist Bank, Successor by Merger to
Suntrust Bank
vs.

Thomas West, Natalie West
Property Address: 102 West Imperial
Drive, Aspers, PA 17304
UPI/Tax Parcel Number:

29F05-0196-000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$439,761.42

Attorneys for Plaintiff:

Brock & Scott, PLLC

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James W. Muller
Sheriff of Adams County
www.adamscounty.us

2/17, 2/24, & 3/3

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 DOUGLAS ATCHISON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: David L. Porterfield, 12707 Clarks Crossing Drive, Clarksburg, MD 20871

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

ESTATE OF CLIFFORD LEROY BOWMAN a/k/a CLIFF BOWMAN, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Lucas Bowman, 2311 Francis Scott Key Highway, Keymar, MD 21757

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

ESTATE OF JOHN EDWARD FLYNN, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Kathleen Megan Flynn, 314 East Custis Avenue, Alexandria, VA 22301

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

ESTATE OF LAWRENCE B. JOHNSON, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Lori A. Bishop, 2812 Still Leaf Lane, Ellicott City, MD 21042

ESTATE OF SALLY E. KEAVNEY a/k/a SALLY ELAINE KEAVNEY, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Constance E. Schuler, 5E Colonial Crest Circle, Hanover, PA 17331

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

ESTATE OF ALEXANDER RILEY, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325

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

ESTATE OF MARY LOU SMITH, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Ann Marie Smith, 63 Sherill Drive, New Oxford, PA 17350

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

ESTATE OF ETHEL P. TRIMMER, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Daniel P. Trimmer and Patti J. Sager, 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 MAROLYN R. WESLOH a/k/a MAROLYN RUTH WESLOH, DEC'D

Late of Howard County, Maryland

James E. Wesloh, 5801 Clipper Lane, Unit 308, Clarksville, MD 21029

Attorney: Julia M. Parrish, Esq., Mette, Evans & Woodside, 3401 N. Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950

SECOND PUBLICATION**ESTATE OF SARAH J. CRAWMER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Barbara J. Dees and Richard E. Dees, 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 BETTY J. MERENDA, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Jean M. Cavey, P.O. Box 123, Littlestown, PA 17340

ESTATE OF DORIS J. MONN, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: Eddie H. Nagle, Jr., 9 Pine Court Drive, Abbottstown, PA 17301; Cynthia L. Myrick, 211 Scotch Pine Road, Dillsburg, PA 17019

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

ESTATE OF CARL THEODORE PELETSKI, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executor: Theresa Shiplett, 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 VERNA G. PRICE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Philip A Hagerman, 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 LORETTA M. SANDOE a/k/a LORETTA B. SANDOE, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executrix: Melissa C. Sandoe, 178 W. York Street, Biglerville, PA 17307

Attorney: Adam D. Boyer, Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF IRIS J. STANFIELD, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: PeoplesBank, A Codorus Valley Company, 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

SECOND PUBLICATION CONTINUED**ESTATE OF LUCY M. STAUB, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Loretta J. Cranston and Eric P. Staub, 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 BERNICE N. TRONE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Marcia G. Strickhouser, c/o Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

ESTATE OF SARAH E. WINTERS, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Administrator: Daniel L. Winters, c/o Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

Attorney: Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF JACOB H. DIEHL, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Michele E. Garrett a/k/a Michele E. Boyer and Brian L. Diehl, c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 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 BARBARA A. GARRETSON a/k/a BARBARA K. GARRETSON, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Angela G. Perkinson, c/o Brian Honness, Esq., McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601

Attorney: Brian Honness, Esq., McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601

ESTATE OF LESTER E. GARVER, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Donna Jean Garver Orme, c/o Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

ESTATE OF WILLIAM L. LENARD, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Michelle L. Wheeler, 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 ALETA A. MARTIN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Charles A. Reider III, 20 Constitution Avenue, Mont Alto, PA 17237; Michelle M. Sprenkle, 40 Cove Hollow Road, Fairfield, PA 17320

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

ESTATE OF HILDA M. SCHUCHART, DEC'D

Late of Union Township, Adams County, Pennsylvania

Barry L. Schuchart, 7528 Ruth Farm Lane, Thomasville, PA 17364

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

ESTATE OF WEST W. B. SEACHRIST a/k/a WEST WEEK BRANSBY SEACHRIST, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Administratrix: Cindy Lou Myers, c/o Alex E. Snyder, Esq., Barley Snyder LLP, 100 E. Market Street, York, PA 17401

Attorney: Alex E. Snyder, Esq., Barley Snyder LLP, 100 E. Market Street, York, PA 17401

ESTATE OF INGEBORG G. TEST, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Mark E. McCusker, 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