

Adams County Legal Journal

Vol. 63

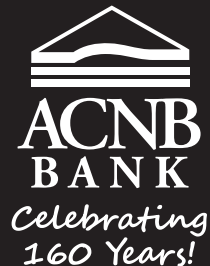
June 18, 2021

No. 7

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor and Business Manager.

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

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TRUST NOTICE

The undersigned First Successor Trustee under the Kemmet Family Trust dated May 10, 2016, hereby gives notice that as a result of the death of William F. Kemmet, late of the Borough of Littlestown, Adams County, Pennsylvania, he has assumed title to the assets held in such trust, and all persons indebted to William F. Kemmet are requested to make payment without delay and those having claims against the same, shall make them known to the Trustee at Mooney Law, 230 York Street, Hanover, PA 17331.

Trustee: Clayton A. Lingg

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

6/18, 6/25, & 7/2

INCORPORATION NOTICE

FROM DREAMERS TO PLAYERS CORPORATION, hereby gives notice that Articles of Incorporation was filed with the Department of State of the Commonwealth of Pennsylvania, on May 19, 2021, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is for a charitable foundation.

6/18

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 July 16th, 2021 at 10:00 a.m.

No. 20-SU-319
Lakeview Loan Servicing, LLC
 vs.

Elizabeth A. Clyburn, Brian G. Clyburn
 Property Address: 45 Cannon Lane,
 Gettysburg, PA 17325
 UPI/Tax Parcel Number:
 320120032-000

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

Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$139,469.98
 Attorneys for Plaintiff:

McCabe, Weisberg & Conway, LLC
 123 South Broad Street, #1400
 Philadelphia, PA 19109

No. 20-SU-710

Bank Of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust
 vs.

Deborah Ensor, Known Heir Of Clyde Wallace, Deceased, Donna Reese, Known Heir Of Clyde Wallace, Deceased, Charles Wallace, Known Heir Of Clyde Wallace, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest For Or Under Clyde Wallace, Deceased
 Property Address: 1005 Lake Meade Road, East Berlin, PA 17316
 UPI/Tax Parcel Number:
 35J06-0018-000

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

Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$203,165.70
 Attorneys for Plaintiff:
 LOGS Legal Group LLP

No. 21-SU-399

Peoplesbank, Codorus Valley Company
 vs.

Robert W. Fischer, Diffendal Welliver INC
 Property Address: 305 Basehoar School Road, Littlestown, PA 17340
 UPI/Tax Parcel Number:
 41J16-0056---000 and 41J16-0021

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

Improvements thereon:
 Parcel A: undeveloped lot, and
 Parcel B: residential dwelling

Judgment Amount: \$558,548.89.
 Attorneys for Plaintiff:
Brubaker Connaughton Goss & Lucarelli LLC

No. 21-SU-8

U.S. Bank National Association, Not in Its Individual Capacity but Solely in its Capacity as Indenture Trustee of Cim Trust 2018-R4
 vs.

Amy L. Mills, Christopher Robin Mills
 Property Address: 22 Green Trail,
 Fairfield, PA 17320
 UPI/Tax Parcel Number:
 43-044-0034-000

Owner(s) of property situate in Carroll Valley Borough, Adams County, Pennsylvania

Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$168,260.37
 Attorneys for Plaintiff:
 KML Law Group, P.C.

No. 20-SU-1051

U.S. Bank National Association, As Indenture Trustee, For the Cim Trust 2016-1, Mortgage-Backed Notes, Series 2016-1
 vs.

Mark G. Speelman, Sr., Rose Marie Speelman
 Property Address: 1640 Mummasburg Road, Gettysburg, PA 17325
 UPI/Tax Parcel Number:
 09E11-0070-000

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

Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$204,211.16
 Attorneys for Plaintiff:
 KML Law Group, P.C.

No. 18-SU-1236

Bank Of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust
 vs.

Ock H. Stoner, Unknown Heirs Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title or Interest from Or Under Ock H. Stoner, Deceased, Rose Stoner, Paula Lee Stoner, Marcia Stoner, Alesia Naimi

Property Address: 82 Carrolls Tract Road, Fairfield, PA 17320
 UPI/Tax Parcel Number:
 18C14-0046---000

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

Improvements Thereon:
 A Residential Dwelling
 Judgment Amount: \$220,577.86
 Attorneys for Plaintiff:
 LOGS Legal Group LLP

No. 19-SU-1415
Wells Fargo Bank, N.A.
 vs.

Victoria Wall a/k/a Victoria S. Wall a/k/a Victoria Shannon Wall
 Property Address: 10 Deborah Trail,
 Fairfield, PA 17320
 UPI/Tax Parcel Number:
 43208-0120-000

Owner(s) of property situate in Carroll Valley Borough, Adams County, Pennsylvania

Improvements Thereon:
 Residential Dwelling
 Judgment Amount: \$310,284.27
 Attorneys for Plaintiff:
 Manley Deas Kochalski LLC

No. 11-SU-317

21st Mortgage Corporation
 vs.

Timothy L. Wilkinson, Christine M. Wilkinson
 Property Address: 757 Gablers Road,
 Gardners, PA 17324
 UPI/Tax Parcel Number:
 29-F404-0047A-000

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

Improvements thereon:
 Residential Dwelling
 Judgment Amount: \$266,208.90
 Attorneys for Plaintiff:
 KML Law Group

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

6/18, 6/25, & 7/2



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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 MARY NAOMI BOWLING a/k/a MARY N. BOWLING, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Executrix: Vivian Wright, 12 Bluegill Trail, Fairfield, PA 17320

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

ESTATE OF PHILIP L. LAUGHMAN a/k/a PHILIP LESLIE LAUGHMAN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Elisa A. Laughman, 854 Lingg Road, New Oxford, PA 17350

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

ESTATE OF JAMES MACKKEY, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Administratrix: Sarah Mackey, 592 Guernsey Road, Aspers, PA 17304

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

ESTATE OF MARY VIRGINIA McLATCHY, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Timothy McLatchy, 9 Palmers Landing, Cape Charles, VA 23310

Attorney: Jeffery M. Cook, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF RICHARD PAUL MULLIN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Carol M. Direnzo, 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 JEFFREY LEE SCHAFFER a/k/a JEFFREY L. SCHAFFER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Deborah L. Schaffer, 30 Chestnut Hill Circle, Hanover, PA 17331

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

ESTATE OF DAVID J. SMITH, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Lisa A. Smith, 112 Gun Club Road, York Springs, PA 17372

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

ESTATE OF ANN B. WELCH, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Marie Welch, 17 Sunset Drive, Gettysburg, PA 17325

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

SECOND PUBLICATION

ESTATE OF BETTY M. DONALDSON, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Personal Representatives: Beverly M. Benner, 1675 Cold Springs Road, Fairfield, PA 17320; Steven F. Donaldson, 784 Carrolls Tract Road, Gettysburg, PA 17325; David G. Donaldson, 782 Carrolls Tract Road, Gettysburg, PA 17325

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

ESTATE OF AXEL ROBERT SEXTON JOHNSON, JR., DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Jennifer Fowler, c/o Duane P. Stone, Esq., Stone, Wiley, & Linsnbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

Attorney: Duane P. Stone, Esq., Stone, Wiley, & Linsnbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

ESTATE OF ESTHER G. LITTLE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Beverly A. Kennedy, 1644 Shoemaker Drive, New Oxford, PA 17350; Nile R. Little, Jr., 4205 Grandview Drive, Hanover, PA 17331

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF ANNA LOUISE MCGONIGAL, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Personal Representatives: Debra Moser, 706 West Middle Street, Hanover, PA 17331; Scott McGonigal, 2967 Centennial Road, Hanover, PA 17331

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

ESTATE OF LOIS E. PERRY a/k/a LOIS EDNA PERRY, DEC'D

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

Executrix: Carla J. McMaster, c/o Richard H. Mylin, III, Esq., 2025 E. Market Street, York, PA 17402

Attorney: Richard H. Mylin, III, Esq., 2025 E. Market Street, York, PA 17402

ESTATE OF DONALD W. RICHMOND, a/k/a DONALD WAYNE RICHMOND, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Timothy Wayne Richmond, 300 McLaughlin Road, Gettysburg, PA 17325

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

ESTATE OF NORMAN N. WANTZ, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Steven Wantz, 446 Harney Road, Littlestown, PA 17340

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

THIRD PUBLICATION

ESTATE OF ROBERT W. DIEHL, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Administratrix: Ruth E. Diehl, c/o Katherine L. McDonald, Esq., Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011

Attorney: Katherine L. McDonald, Esq., Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011

THIRD PUBLICATION CONTINUED

ESTATE OF LEIGH A. McGONIGAL a/k/a
LEIGH ANNE McGONIGAL, DEC'D

Late of Conewago Township, Adams
County, Pennsylvania

Executrix: Denise S. Geiman, 225 N.
Allwood Drive, Hanover, PA 17331

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

ESTATE OF DELORES JEAN
MUNDORFF, DEC'D

Late of Mount Pleasant Township,
Adams County, Pennsylvania

Executrix: Cindy L. Curtis, 5 Rolling
Lane, Abbottstown, PA 17301

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

ESTATE OF THERESA G. SCHUMAN,
DEC'D

Late of Conewago Township, Adams
County, Pennsylvania

Co-Executors: Robert E. Schuman
and Gary M. Schuman, 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

ESTATE OF KATHLEEN M. SMITH,
DEC'D

Late of Conewago Township, Adams
County, Pennsylvania

Co-Executors: Karen M. Smith and
Edward E. Smith, 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 FLORANNA T. WILKINSON,
DEC'D

Late of Mount Joy Township, Adams
County, Pennsylvania

Co-Executors: Wayne E. Wilkinson,
1696 Barlow-Two Taverns Road,
Gettysburg, PA 17325; Joanne M.
Shoemaker, 1118 Merganser Lane,
Elizabethtown, PA 17022; Donna
Lee Monn, 2425 Baltimore Pike,
Gettysburg, PA 17325

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