

# Adams County Legal Journal

Vol. 64

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No. 44

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on September 27, 2022, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is: BLACK ROSE ROLLERS, INC.

The purpose for which it has been organized is as an athletic organization promoting roller derby.

Scott J. Strausbaugh, Esq.  
Strausbaugh Law, PLLC  
1201 W. Elm Avenue, Suite #2  
Hanover, PA 17331

Attorney for Black Rose Rollers, Inc.

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CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on January 9, 2023, 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 Kristin Anne Baryn to Ellie Anne Baryn. The Court has affixed April 21, 2023, at 10:30 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.

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FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name, HIP CHICK GLASS, 30 Water Street, Fairfield, PA 17320 has been filed in the Department of State at Harrisburg, PA, File Date 02/16/23 pursuant to the Fictitious Names Act, Act 1982-295.

The names and addresses of the people who are a party to the registration are Joyce M. Shutt, and Medical Marijuana Certifications, LLC, 30 Water Street, Fairfield, PA 17320.

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FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name, SHARP AGAIN BLADE SHARPENING AND REPAIR, 455 Winding Brook Road, Biglerville, PA 17307 has been filed in the Department of State at Harrisburg, PA, File Date 02/14/22 pursuant to the Fictitious Names Act, Act 1982-295. The names and address of the people who are a party to the registration are Douglas Rider, 455 Winding Brook Road, Biglerville, PA 17307.

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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.  
Cleonson 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

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



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717-337-0060 / rserpe@adamscountycf.org



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www.adamscountycf.org



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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 ROBERTA A. BRENT a/k/a ROBERTA ANN BRENT, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Laura E. Rose, 9475 Crumps Mill Road, Quinton, VA 23141

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

**ESTATE OF TIMOTHY C. BROWN, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Executor: Chris A. Bittle, 185 Bittle Road, Littlestown, PA 17340

Attorney: Robert E. Campbell, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF ARTHUR E. BYERS, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Administrator: Thomas E. Byers, 284 Menges Mill Road, Littlestown, PA 17340

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

**ESTATE OF RAY HOWARD HAGER, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Administratrix: Lisa M. Hager, 31 Broadwing Drive, Hanover, PA 17331

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

**ESTATE OF MICHELE RENEE KING a/k/a MICHELLE RENEE KING, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Carol Kiniry, c/o Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Hanover, PA 17331

Attorney: Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Hanover, PA 17331

**ESTATE OF ELLEN M. McWILLIAMS a/k/a ELLEN MARIE McWILLIAMS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Sherry A. McWilliams and Lee E. McWilliams, 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 WILLIAM R. NEWMAN, DEC'D**

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executrix: Nancy N. Miller, 1153 Myerstown Road, Gardners, PA 17324

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

**ESTATE OF GLENN E. SNYDER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Personal Representative: Douglas A. Snyder, 220 Pine Street, Harrisburg, PA 17101

Attorney: Shaun E. O'Toole, Esq, 220 Pine Street, Harrisburg, PA 17101

**ESTATE OF LOIS ROMAINE TRIMMER a/k/a ROMAINE TRIMMER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Gary R. Trimmer, 489 Frazier Road, Aspers, PA 17304

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

**ESTATE OF JOYCE EVELYN WALTER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Debora Kay Sentz, 560 Company Farm Road, Aspers, PA 17304

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

**ESTATE OF STEVEN E. WENTZ, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Executrix: Sue A. Wentz, 246 Cottage Drive, New Oxford, PA 17350

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

**SECOND 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

**SECOND PUBLICATION CONTINUED**

## 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 9550, Harrisburg, PA 17110-0950

**THIRD 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., Salzmman Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmman Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

## 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