

Adams County Legal Journal

Vol. 64

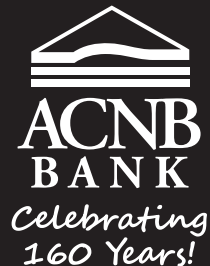
June 17, 2022

No. 7

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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 06/24/2022 at 8:30 a.m.

MILLER—Orphans' Court Action Number OC-51-2022. First and Final Account of GEORGE P. MILLER, PETITIONER. Estate of DENNIS E. MILLER, late of Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

6/10 & 6/17

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on May 26th, 2022, 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 Ethan Donald Demskie to Ethan Donald Burns. The Court has affixed August 19th, 2022 at 11:00 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.

6/17

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 15th, 2022 at 10:00 a.m.

No. 18-SU-727
Bank Of America, N.A.
vs.

Joseph Allen Connelly, Sr., Connie Louise James Connelly
Property Address: 99 Toms Creek Trail, Fairfield, PA 17320
Tax Parcel Number: 43-046-0023-000
Owner(s) of property situate in the Borough of Carroll Valley (formerly Liberty Township), Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$139,204.83
Attorneys For Plaintiff:
Logs Legal Group LLP

No. 18-SU-385
ACNB Bank, Formerly Known as Adams County National Bank
vs.

Karl E. Held
Property Address: 155 West Lincoln Avenue, Gettysburg, PA 17325
Tax Parcel Number: 16-004-0069-000
Owner(s) of property situate in the Borough of Gettysburg, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$71,467.44
Attorneys for Plaintiff:
Sharon E. Myers, Esq.
CGA Law Firm
135 North George Street
York, PA 17401
717-848-4900

No. 2022-SU-66
U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for Legacy Mortgage Asset Trust 2019-GS4
vs.

Brenda L. Myers
Property Address: 665 Abbottstown Pike, Abbottstown, PA 17301
Tax Parcel Number: 04-L11-0020A-000
Owner(s) of property situate in Berwick Township, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$145,112.83
Attorneys for Plaintiff:
Richard M. Squire & Associates, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
Phone: (215) 886-8790

No. 19-SU-1071
PNC Bank, National Association, Successor by Merger to National City Mortgage a Division of National City Bank

vs.
Cynthia E. Myers
Property Address: 1350 Church Road, Orrtanna, PA 17353

Tax Parcel Number: 12B08-0017-000
Owner(s) of property situate in Franklin Township, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount \$115,699.75
Attorneys for Plaintiff:
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

No. 2019-SU-1179
Wilmington Savings Fund Society FSB, Trustee of Stanwich Mortgage Loan Trust I

vs.
Travis D. Naugle
Property Address: 71 Peanut Drive, Hanover, PA 17331

Tax Parcel Number: 08021-0013--000
Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$166,879.41
Attorneys for Plaintiff:
Brock & Scott, PLLC

No. 21-SU-542
Nationstar Mortgage LLC d/b/a Champion Mortgage Company

vs.
Shirley T. Sealover
Property Address: 5 Hughes Drive, Abbottstown, PA 17301
Tax Parcel Number: 01003-0091-000
Owner(s) of property situate in the Borough of Abbottstown, Adams County, Pennsylvania
Improvements thereon:
Residential Dwelling
Judgment Amount: \$153,763.54
Attorneys for Plaintiff:
Pincus Law Group, PLLC
Alicia Sandoval, Esq. (311874)
2929 Arch Street, Suite 1700
Philadelphia, PA 19104
Telephone: 484-575-2201

No. 17-SU-594
Bank of America, N.A.

vs.
Thomas Michael Tipton, Faith Elizabeth Tipton, Garry Marshall Morris
Property Address: 280 Old Westminster Road, Hanover, PA 17331
Tax Parcel Number: 41K18-0035-000

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

Residential Dwelling
Judgment Amount: \$182,128.84
Attorneys for Plaintiff:
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 20-SU-126
Freedom Mortgage Corporation

vs.
Frances Ann Tucker, Christal C. King
Property Address: 7 Cross Trail, Fairfield, PA 17320
Tax Parcel Number: 43018-0010-000
Owner(s) of property situate in the Borough of Carroll Valley, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$149,797.43
Attorneys for Plaintiff:
Brock & Scott, PLLC
302 Fellowship Road, Suite 130
Mount Laurel, NJ 08054

No. 22-SU-50
AGFirst Farm Credit Bank

vs.
Donald E. Waugh, Jr.
Property Address: 120A Beaver Creek Road, Hanover, PA 17331
Tax Parcel Number: 04L11-0099-000
Owner(s) of property situate in Berwick Township, Adams County, Pennsylvania
Improvements Thereon:
Residential Dwelling
Judgement Amount: \$324,603.29
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

6/17, 6/24, & 7/1



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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 LAWRENCE E. BOLIN, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Eric Krichten, 870 Rife Road, East Berlin, PA 17316; Kimberly Berry, 4229 Hanover Pike, Manchester, MD 21102

Attorney: David C. Smith, Esq., 754 Edgegrave Road, Hanover, PA 17331

ESTATE OF WILLIAM R. CAREY, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executors: Dennis C. Carey, 125 Park Street, Bendersville, PA 17306; Kay R. Black, 970 Belmont Road, Gettysburg, PA 17325

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

ESTATE OF AMY E. INSKIP, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Matthew B. Inskip, 2885 Cold Springs Road, Orrtanna, PA 17353

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

ESTATE OF EARL E. KEYSER, II, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Personal Representative: Andrew D. Keyser, 29 W. Broadway, Gettysburg, PA 17325

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

ESTATE OF GENE R. MOTTER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Gregory G. Motter, 155 W. Yellow Hill Road, Biglerville, PA 17307; Eric E. Motter, 1046 700 Road, New Oxford, PA 17350; Jill E. Stoner, 134 Liberty Lane, P.O. Box 126, Bendersville, PA 17306; Joy E. Weikert, 171 Liberty Lane, P.O. Box 53, Bendersville, PA 17306

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

ESTATE OF MARILYN McMURRAY RISHELL, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Executrix: Lisanne Rishell Bales, 67 Roundtop Lane, Gettysburg, PA 17325

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

ESTATE OF MARTHA G. ROBISON, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: Richard L. Robison, 230 Friendship Lane, Gettysburg, PA 17325

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

ESTATE OF ROSE A. SMITH a/k/a ROSE AGNES SMITH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Thomas J. Smith and Mary G. King, 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 HERBERT FRANKLIN WIRTH, JR. a/k/a HERBERT F. WIRTH, JR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Andy L. Wirth and Amy L. Wirth, 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

SECOND PUBLICATION**ESTATE OF ADELENE D. KIRKHAM, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Administrator: Kenneth C. Kirkham, 40 Clapsaddle Road, Gettysburg, PA 17325

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

ESTATE OF WALTER E. KUMPAR, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Maria C. Miller, 525 Yellow Lily Court, Westminster, MD 21158

ESTATE OF BRUCE ALAN LEFEBER, DEC'D

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

Dale Lawrence Lefebere, 27 Partridge Trail, Fairfield, PA 17320

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

ESTATE OF JOYCE MARIE TOPPER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

George T. Topper, Jr., 229 E. King Street, East Berlin, PA 17316

Attorney: Thomas R. Nell, Esq., 130 W. King Street, Box 1019, East Berlin, PA 17316

ESTATE OF EDWARD A. WEHRMAN, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Executrix: Betty Diane Keiser, 69 Clay Valley Road, Fleetwood, PA 19522

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

THIRD PUBLICATION**ESTATE OF JANET L. MILLHIMES, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Harold D. Millhimes, 1265 Beaver Run Road, New Oxford, PA 17350; Debra L. Peck, 849 Hershey Heights Road, Hanover, PA 17331; Karen I. Drago, 120 Smoketown Road, Hanover, PA 17331

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

THIRD PUBLICATION CONTINUED

ESTATE OF BETTY F. MORELOCK,
DEC'D

Late of Fayetteville Township, Adams
County, Pennsylvania

Executrix: Donna M. Study, 760
Hanover Pike, Littlestown, PA
17340

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

ESTATE OF HOWARD WALTER
MORRISON, DEC'D

Late of Menallen Township, Adams
County, Pennsylvania

Executor: Allen Scott Compton, 9
Kern Trail, Fairfield, PA 17320

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

ESTATE OF ANN L. NEVITT, DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Executor: ACNB Bank, c/o Karen
Arthur, 675 Old Harrisburg Road,
Gettysburg, PA 17325

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