

# Adams County Legal Journal

Vol. 62

April 30, 2021

No. 52

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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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COURT OF COMMON PLEAS  
CIVIL DIVISION  
ADAMS COUNTY  
NO: 2020-SU-0000710

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clyde Wallace, Deceased

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, PLAINTIFF

vs.

Deborah Ensor, Known Heir of Clyde Wallace, deceased and Donna Reese, Known Heir of Clyde Wallace, deceased and Charles Wallace, Known Heir of Clyde Wallace and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clyde Wallace, Deceased, DEFENDANTS

1005 Lake Meade Road  
East Berlin, PA 17316

Your house (real estate) at: 1005 Lake Meade Road, East Berlin, PA 17316, 35J06-0018-000 is scheduled to be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on July 16, 2021 at 10:00 AM to enforce the court judgment of \$203,165.70 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment

was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717-337-9828 .

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. Have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE

THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Adams County Bar Association  
Court Administrator  
Adams County Courthouse  
117 Baltimore Street  
Gettysburg, PA 17325  
717-337-9846

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

20-064718

Logs Legal Group LLP  
By:

Christopher A. DeNardo,  
PA I.D. No. 78447

Kristen D. Little, PA I.D. No. 79992  
Alison H. Tulio, PA I.D. No. 87075

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3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Telephone: (610) 278-6800  
E-Mail: pahelp@logs.com

LLG File No. 20-064718

4/30

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 12, 2021 for DIGITAL PATHOLOGY PLACE INC. to be effective immediately.

The said corporation has been incorporated under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, as amended.

Cunningham, Chernicoff &  
Warshawsky, P.C.  
Bruce J. Warshawsky, Esq.

4/30

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 May 21st, 2021 at 10:00 a.m.

No. 19-SU-1133

ACNB Bank, Formerly Known as Adams County National Bank

vs.

Baltimore Street Income Partners, L.P., Oakton Development Co., General Partner

Property Address: 116 Baltimore Street, Gettysburg, PA 17325

UPI/Tax Parcel Number:

16010-0117--000

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

Improvements Thereon:

Commercial Property

Judgement Amount: \$181,719.50

Attorneys for Plaintiff:

Puhl & Thrasher

220 Baltimore Street  
Gettysburg, PA 17325

No. 2019-SU-858

U.S. Bank National Association as Legal Title Trustee for Trueman 2016 Sc6 Title Trust

vs.

Dawn Ellen Alerta-Vidal, United States of America, Kimberly A. Jones

Property Address: 5 South Hickory Lane, New Oxford, PA 17350

UPI/TAX PARCEL NUMBER:

36J09-0071-000

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

Improvements thereon:

Residential Dwelling

Judgment Amount: \$181,462.93

Attorneys for Plaintiff:

Emmanuel J. Argentieri, Esquire  
Romano, Garubo & Argentieri, LLC  
52 Newton Avenue  
Woodbury, NJ 08096  
856-348-1515

No. 20-SU-1010

1900 Capital Trust III, By U.S. Bank Trust National Association, Not in its Individual Capacity but Solely as Certificate Trustee

vs.

Louis Jose Cavicchio, IV, Lesa M. Ferris

Property Address: 430 Onyx Road, New Oxford, PA 17350

UPI/TAX PARCEL NUMBER:

35J12-0238-000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$415,995.48 plus

interest from January 30, 2021 to date

of Sale at per diem rate of \$47.79

Attorneys for Plaintiff:

Hill Wallack LLP

No. 20-SU-603

Aurora Financial Group Inc.

vs.

Alejandra Marie Gutierrez

Property Address: 131 Conewago Drive, Hanover, PA 17331

UPI/TAX PARCEL NUMBER:

08K14-0234---000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$164,064.90

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 20-SU-313  
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F

vs.

Stephen Douglas Mixell  
Property Address: 28 Burnside Drive, East Berlin, PA 17316

UPI/TAX PARCEL NUMBER:

23103-0033---000

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

Improvements thereon:

Residential Dwelling

Judgment Amount: \$118,210.90

Attorneys for Plaintiff

Hill Wallack LLP

P.O. Box 5226

Princeton, NJ 08543

No. 20-SU-680

U.S. Bank Trust National Association, as Trustee for Towd Point Master Funding Trust 2018-PM21

vs.

Melissa Lynn Myers, as Administratrix of The Estate of Jacklyn M. Myers Deceased

Property Address: 323 Parkway Drive, Littlestown, PA 17340

UPI/TAX PARCEL NUMBER:

27005-0141B--000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$233,760.45

Attorneys for Plaintiff:

KML Law Group, P.C.

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

UPI/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:

McCabe, Weisberg & Conway

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

4/23, 4/30 & 5/7

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 May 21st, 2021 at 10:00 a.m.

No. 20-SU-560  
JPMorgan Chase Bank, National Association  
vs.

Cathleen A. Overholtzer, Gregory E. Overholtzer  
Property Address: 230 Conewago Drive, East Berlin, PA 17316  
UPI/TAX PARCEL NUMBER:  
36L08-0023---000

Owner(s) of property situate in Reading Township, Adams County, Pennsylvania Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$68,542.48  
Attorneys for Plaintiff:  
LOGS Legal Group LLP  
3600 Horizon Drive, Suite 150  
King of Prussia, Pennsylvania 19406

No. 19-SU-446  
Specialized Loan Servicing LLC  
vs.

Meghan T. Riordan  
Property Address: 55 West High Street, Gettysburg, PA 17325  
UPI/TAX PARCEL NUMBER:  
16010-0181-000

Owner(s) of property situate in the Borough of Gettysburg, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgement Amount: \$117,874.94  
Attorney for Plaintiffs:  
KML Law Group, P.C.

No. 20-SU-922  
Pennymac Loan Services, LLC  
vs.

Bradley A. Simmons  
Property Address: 1270 Chambersburg Road, Gettysburg, PA 17325  
UPI/TAX PARCEL NUMBER:  
09E12-0084-000  
Owner(s) of property situate in Cumberland Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$235,722.04  
Attorneys for Plaintiff:  
Powers Kim, LLC

No. 19-SU-548  
PNC Bank, National Association  
vs.

Rebecca J. Stoner, Keith L. Sharrah  
Property Address: 481 Arendtsville, Biglerville, PA 17307  
UPI/TAX PARCEL NUMBER:  
07E08-0025-000

Owner(s) of property situate in Butler Township, Adams County, Pennsylvania Improvements Thereon:  
Residential Dwelling  
Judgment Amount \$36,987.28  
Attorneys for Plaintiff:  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

No. 20-SU-301  
Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee of MFRA Trust 2014-2  
vs.

Stanley A. Watts, Jr., Wendy S. Watts  
Property Address: 6335 Oxford Road, Gardners, PA 17324  
UPI/TAX PARCEL NUMBER:  
22H04-0007-000

Owner(s) of property situate in Huntington Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$215,413.96 plus interest from July 1, 2020 to date of Sale at per diem rate of \$21.79  
Attorneys for Plaintiff:  
Hill Wallack LLP

No. 20-SU-331  
Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-opt-5, Asset-Backed Certificates, Series 2007-opt5  
vs.

Betty White a/k/a Betty J. White and John White a/k/a John E. White  
Property Address: 645 Mount Hope Road, Fairfield, PA 17320  
UPI/Tax Parcel Number:  
18C14-0017A-000  
Owner(s) of property situate in Hamiltonban Township, Adams County, Pennsylvania  
Improvements thereon:  
Residential Dwelling  
Judgement Amount: \$173,626.70  
Attorneys for Plaintiff:  
Stern & Eisenberg

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

4/23, 4/30 & 5/7

## 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 YOUNGBLOOD DOOLEY, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Molly Dooley Wiles, 3140 Nace Mill Lane, Glenville, PA 17329

## ESTATE OF CHARLES T. DRYDEN, DEC'D

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executor: Glen C. Dryden, 2618 Susanann Drive, Manchester, MD 21102

## ESTATE OF RAY E. DUTTERER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Steven E. Dutterer, c/o Todd A. King, Esq., Salzmans Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

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

## ESTATE OF WILLIAM MILTON PERRY, JR., DEC'D

Late of Germany Township, Adams County, Pennsylvania

Administratrix: Linda L. Santos, c/o Todd A. King, Esq., Salzmans Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

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

## ESTATE OF HELEN H. SCHMIDT, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co Executors: Carol J. Detweiler and Theodore C. Schmidt, 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 JOAN L. BRILHART, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

George E. Brillhart, Jr., 1424 Rockridge Road, Jarrettsville, MD 21084

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

## ESTATE OF WINNIE M. CHESTER a/k/a WINNIE MAE CHESTER, DEC'D

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

Personal Representative: Jennifer M. Suite, 14 Blue Gill Trail, Fairfield, PA 17320

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

## ESTATE OF ROBERT L. GOUKER, SR., DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Agnella M. Redding, 741 White Church Road, Gettysburg, PA 17325; Robert L. Gouker, Jr., 87 Seneca Drive, Hanover, PA 17331

Attorney: Ann C. Shultis, Esq., Salzmans Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331

## ESTATE OF EDWARD LEE HICKCOX a/k/a EDWARD L. HICKCOX, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Roberta Hickcox, 76 Apple Avenue, Gettysburg, PA 17325

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

## ESTATE OF LYNNE M. KREISHER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Kelly L. Riggles, 8 Hedge Row, Gettysburg, PA 17325

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

## ESTATE OF NORMAN H. WERNER a/k/a NORMAN WERNER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executor: Dale Allen Werner, 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

## THIRD PUBLICATION

## ESTATE OF BARRY J. ARGENTO, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administratrix: Claire M. Roderique, 1941 B Buchanan Valley Road, Orrtanna, PA 17353

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

## ESTATE OF GLENN E. BEAMER, DEC'D

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

Attorney: Anthony S. Posa, Esq., 2500 Brooktree Road, Suite 301, Wexford, PA 15090

## ESTATE OF NAOMA L. CUMMINGS, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Administrators: Dalonda E. Miller, 20 Park Avenue, Gettysburg, PA 17325; Floyd Cummings, 1585 Highland Avenue Road, Gettysburg, PA 17325

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

## ESTATE OF WILLA A. DAMUTH, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Kathy S. Muller, 175 St. John's Road, Littlestown, PA 17340

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

## ESTATE OF CAROLINE S. MEYERS, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Susan M. Dellinger, 5 Louise Trail, Fairfield, PA 17320

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

## ESTATE OF WENDELL SHANK a/k/a WENDELL LEE SHANK, DEC'D

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

Administrator: Stephen Shank, 28 Ski Run Trail, Fairfield, PA 17320

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

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 presented to the Court of Common Pleas of Adams County-Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on 05/14/2021 at 8:30 a.m.

**DAVIS**—Orphans' Court Action Number OC-30-2021. Final Account of Rosemary L. Kitzinger, Executrix of the Estate of RONALD LEE DAVIS SR a/k/a Ronald Lee Davis Sr., late of Adams County, Pennsylvania.

**KORNBAU**—Orphans' Court Action Number OC-31-2021. First and Final Account of Michael E. Kornbau, Executor of the Estate of KATHRYN L. KORNBAU, deceased, late of Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

4/30 & 5/7



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**Terry P. Leslie, M.Ed., CRC, ABVE/D, LPC**  
President/Vocational Expert