

# *Adams County* Legal Journal

Vol. 65

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No. 9

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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## CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on June 19, 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 Brianne D Bream to Andy D Bream.

The Court has affixed September 22, 2023 at 11:30 am 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.

06/30

## CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN to all persons interested that on the 3<sup>rd</sup> day of May 2023 the Petition of Andrew Joseph Sieck was filed in the Adams County Court of Common Pleas at No. 2023-SU-0455 seeking to change the name of the adult Andrew Joseph Sieck to Joseph Andrew Sieck.

The Court has fixed August 18, 2023, at 10:00 A.M. in Courtroom No. 4, Third Floor, Adams County Courthouse, 111-117 Baltimore Street, Gettysburg, PA, 17325 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

06/30

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 Gettysburg, PA 17325  
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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 WILLIAM L. BELL, DEC'D**  
Late of McSherrystown Borough, Adams County, Pennsylvania  
Christopher L. Bell and Douglas L. Bell, c/o Salzmans Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331  
Attorney: Ann C. Shultis, Esq., Salzmans Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

**ESTATE OF RYAN P. CALLAHAN, DEC'D**  
Late of Reading Township, Adams County, Pennsylvania  
Administrator: Gage P. Callahan, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991  
Attorney: Kristen R. McGuire, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991

**ESTATE OF ROLAND PAUL CARBAUGH, DEC'D**  
Late of Conewago Township, Adams County, Pennsylvania  
Executrix: Kathy Ann Taylor, c/o Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331  
Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

**ESTATE OF DORIS M. CARPENTER, DEC'D**  
Late of Germany Township, Adams County, Pennsylvania  
Co-Executors: Randall S. Carpenter and Cordell J. Carpenter, c/o Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover 17331  
Attorney: Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

**ESTATE OF JAMES L. CRUTCHLEY, DEC'D**  
Late of Conewago Township, Adams County, Pennsylvania  
Executrix: Kaitlyn A. Crutchley, 8827 Yellow Springs Road, Frederick, MD 21702

**ESTATE OF ELIZABETH K. GARDNER a/k/a ELIZABETH KORTE GARDNER, DEC'D**  
Late of Cumberland Township, Adams County, Pennsylvania  
Personal Representative: Edwerth H. Gardner, 1715 Gillingham Drive, Bel Air, MD 21015  
Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

**ESTATE OF JULIA T. HITCHCOCK, DEC'D**  
Late of Oxford Township, Adams County, Pennsylvania  
Personal Representative: Nancy H. Sweeny, 11 Reel Lane, Front Royal, VA 22630  
Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

**ESTATE OF ORPHA KREAMER, DEC'D**  
Late of East Berlin Borough, Adams County, Pennsylvania  
Lori Bathurst, 226 E. King St., East Berlin, PA 17316  
Attorney: Thomas R. Nell, Esq., 130 W. King St., Box 1019, East Berlin, PA 17316

**ESTATE OF ISABELLE F. LEHMAN, DEC'D**  
Late of Oxford Township, Adams County, Pennsylvania  
Executor: Karl A. Lehman, 4359 Smoketown Road, Glensville, PA 17329  
Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF BRADY M. MANN, DEC'D**  
Late of McSherrystown Borough, Adams County, Pennsylvania  
Administratrix: Jennifer A. Colgan, 355 Ridge Avenue, McSherrystown, PA 17344  
Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

**ESTATE OF GLEN EDWARD SARGEANT, DEC'D**  
Late of Cumberland Township, Adams County, Pennsylvania  
Administratrix: Rebecca L. Pagano, 414 Enola Road, Newburg, PA 17240

**ESTATE OF JULIUS H. SPOPE, DEC'D**  
Late of Straban Township, Adams County, Pennsylvania  
Executrix: Deborah S. Raffensperger, 5 White Oak Trail, Gettysburg, PA 17325  
Attorney: Robert E. Campbell, Esq., Salzmans Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF PEGGY L. TAYLOR, DEC'D**  
Late of Menallen Township, Adams County, Pennsylvania  
Executor: Norman R. Wenger, c/o Salzmans Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325  
Attorney: Todd A. King, Esq., Salzmans Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325

**SECOND PUBLICATION**

**ESTATE OF MARGARET C. FORNEY a/k/a MARGARET ELIZABETH FORNEY, DEC'D**  
Late of New Oxford, Oxford Township, Adams County, Pennsylvania  
Executrix: Julie Forney Menin, c/o Jaron P. Castranio, Esq., Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055  
Attorney: Jaron P. Castranio, Esq., Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055  
Telephone: 717-620-7119

**ESTATE OF DAVID M. SULLIVAN, DEC'D**  
Late of Oxford Township, Adams County, Pennsylvania  
Executrix: Joyce Caldwell, 646 Morning Glory Drive, Hanover, PA 17331  
Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

**THIRD PUBLICATION**

ESTATE OF HAROLD R. BALTZLEY, JR.,  
DEC'D

Late of Menallen Township, Adams  
County, Pennsylvania

Executors: Steven G. Cline, 150 Old  
Railroad Road, Biglerville, PA 17307;  
Joy K. Cline, 150 Old Railroad Road,  
Biglerville, PA 17307

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

ESTATE OF JOHN J. BRENNAN, DEC'D

Late of Menallen Township, Biglerville,  
Adams County, Pennsylvania

Executor: Donald F. Brennan, 217  
Nawakwa Road, Biglerville, PA 17307

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

ESTATE OF ROBERT B. NASH, DEC'D  
Late of New Oxford Borough, Adams  
County, Pennsylvania

Co-Executors: Claudette M. Doughty,  
423 Apple Cross Road, Harpers Ferry,  
WV 25425; Joseph L. Fair, 19 West  
Obrecht Road, Sykesville, MD 21784

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

ESTATE OF MARIE ANNA WEEKS a/k/a  
MARIE O. WEEKS, DEC'D

Late of Reading Township, Adams  
County, Pennsylvania

Executor: Steven L. Wurmb, 104  
Crabapple Springs Drive, Woodstock,  
GA 30188

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

ESTATE OF MARGARET CATHERINE  
ZEPP a/k/a MARGARET C. ZEPP, DEC'D

Late of Germany Township, Adams  
County, Pennsylvania

Personal Representative: Tracey Lynn  
Cogar, 679 Sugar Creek Road,  
Webster Springs, WV 26288

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

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 Springs, MD 20910. On July 21<sup>st</sup>, 2023, at 10:00 a.m.

No. 22-SU-1149

Lakeview Loan Servicing, LLC vs. Dianna J Brendle, Brian M Lough

Property Address: 5325 Carlisle Pike, New Oxford, PA 17350
UPI/Tax Parcel Number: 36001-0042---000
Owner(s) of Property Situate in Reading Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$134,884.37
Attorneys for Plaintiff: KML Law Group, P.C.

No. 21-SU-668

U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for Legacy Mortgage Asset Trust 2017-RPL2 vs. Anthony R. Easter, Jr., Jennifer L. Arentz, Teresa Kay Gonder, Mark M. Gonder

Property Address: 1865 Highland Avenue Road, Gettysburg, PA 17325
UPI/Tax Parcel Number: 30-G14-53
Owner(s) of Property situate in Mount Joy Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$218,496.11
Attorney for Plaintiff: Richard M. Squire & Associates, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
Phone: (215) 886-8790

No. 18-SU-1315

New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing vs. Maria C. Gomez, Maria Del Carmen Gomez Arreola

Property Address: 211 Ewell Avenue, Gettysburg, PA 17325
UPI/Tax Parcel Number: 38001-0018---000
Owner(s) of Property Situate in Straban Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$173,503.16
Attorney for Plaintiff: KML Law Group, P.C.

No. 22-SU-1115

Freedom Mortgage Corporation vs. Amanda Elizabeth Keylon

Property Address: 10 Amity Road, Biglerville, PA 17307
UPI/Tax Parcel Number: 26-C06-0036F
Owner(s) of Property Situate in Menallen Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$192,814.02
Attorneys for Plaintiff: Brock & Scott, PLLC

No. 22-SU-1050

Citimortgage, Inc. vs. Karen J. Krazt

Property Address: 519 Grant Drive, Gettysburg, PA 17325
UPI/Tax Parcel Number: 32102-0068-000
Owner(s) of Property Situate in Mount Pleasant Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$133,858.51
Attorney For Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906
Fax: (866) 381-9549

No. 22-SU-785

Deutsche Bank National Trust Company, As Indenture Trustee, For the Impac CMB Trust Series 2004-4 vs. David Lease

Property Address: 170 Gun Club Road, a/k/a 186 Gun Club Road, New Oxford, PA 17350
UPI/Tax Parcel Number: 17-J10-0043B 000
Owner(s) of Property Situate in Hamilton Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$221,202.09
Attorney for Plaintiff: Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, PA 18976

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

06/23, 06/30, & 07/07

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No. 22-NO-604

New Oxford Municipal Authority

vs.

Justin Alan Lebo

Property Address: 13 Jenna Lane, New Oxford, PA 17350

UPI/Tax Parcel Number: 35010-0073---000

Owner(s) of Property Situate in Oxford Township, Adams County, Pennsylvania Improvements Thereon:

Residential

Judgment Amount: \$2,381.98

Attorneys for Plaintiff:

Stock and Leader

No. 22-SU-1187

Lakeview Loan Servicing, LLC

vs.

Amanda Sue Mohney and Eric Joseph Mohney

Property Address: 110 Church St, Bendersville, PA 17306

UPI/Tax Parcel Number: 03003-0031-000

Owner(s) of Property Situate in Bendersville Borough, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$156,034.74

Attorney for Plaintiff:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

Fax: (866) 381-9549

No. 22-SU-848

Reverse Mortgage Funding, LLC

vs.

Brian Resse, Known Heir of Ruth A. Stough, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ruth A. Stough, Deceased

Property Address: 22 Spruce Lane, New Oxford, PA 17350

UPI/Tax Parcel Number: 35-010-0032

Owner(s) of Property Situate in Oxford Township, Adams County, Pennsylvania Improvements Thereon:

Residential Dwelling

Judgment Amount: \$157,709.26

Attorneys for Plaintiff:

LOGS Legal Group, LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

Samantha Gable, Esq.

No. 23-SU-08

Members 1st Federal Credit Union

vs.

Diane Marie Riley

Property Address: 780 Funt Rd, Aspers, PA 17304.

UPI/Tax Parcel Number: 40-G05-0015A-000

Owner(s) of Property Situate in Tyrone Township, Adams County, Pennsylvania Improvements thereon consist of a 24' x 46' dwelling one-story manufactured home with garage underneath, a 30' x 40' pole building, and a 10' x 30' lean-to

Judgment Amount: \$38,442.59 plus interest at the rate of \$6.04 per diem from October 31, 2022

Attorney for Plaintiff:

Matthew G. Brushwood, Esq.

Barley Snyder

No. 19-SU-1040

Wilmington Savings Fund Society, FSB as Trustee on Stanwich Mortgage Loan Trust I

vs.

Nicholas J. Shaffer, John T. Shaffer

Property Address: 111 Drummer Drive, New Oxford, PA 17350

UPI/Tax Parcel Number: 35001-0046---000

Owner(s) of Property Situate in the Township of Oxford, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$172,747.48

Attorney for Plaintiff:

Manley Deas Kochalski, LLC

P.O. Box 165028

Columbus, OH 43216

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

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**No. 23-SU-211**  
**Newrez LLC D/B/A Shellpoint Mortgage Servicing**

vs.

**Lincoln L. Sword**  
Property Address: 1416 Biglerville Road, Gettysburg, PA 17325  
UPI/Tax Parcel Number:  
09F11-0080C--000  
Owner(s) of Property Situate in Cumberland Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Property  
Judgment Amount: \$9,436.12  
Attorney for Plaintiff:  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906  
Fax: (866) 381-9549

**No. 19-NO-1566**  
**New Oxford Municipal Authority**

vs.

**Nicholas James Varella**  
Property Address: 311 Drummer Drive, New Oxford, PA 17350  
UPI/Tax Parcel Number:  
35001-0044---000  
Owner(s) of Property Situate in Oxford Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential  
Judgment Amount: \$1,696.58  
Attorneys for Plaintiff:  
Stock and Leader

**No. 23-SU-156**  
**Matrix Financial Services Corporation C/O**

vs.

**James Norman Wagner**  
Property Address: 313 Gardners Station Road, Gardners, PA 17324  
UPI/Tax Parcel Number:  
40G04-0056---000  
Owner(s) of Property Situate in the Township of Tyrone, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$92,721.24  
Attorneys For Plaintiff:  
Powers Kim, LLC

**No. 23-SU-146**  
**Federal Home Loan Mortgage Corporation, As Trustee For The Benefit of The Freddie Mac Seasoned Loans**

vs.

**William B. Weaver and Tracey L. Weaver**  
Property Address: 60 North Queen Street, Littlestown, PA 17340  
UPI/Tax Parcel Number:  
27008-0078A-000  
Owner(s) of Property Situate in Littlestown Borough, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$109,121.60  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 18-NO-1337**  
**New Oxford Municipal Authority**

vs.

**James E. Wentz**  
Property Address: 536 Hanover Street, New Oxford, PA 17350  
UPI/Tax Parcel Number:  
35K12-0002A--000  
Owner(s) of Property Situate in Oxford Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential  
Judgment Amount: \$1,173.15  
Attorneys for Plaintiff:  
Stock and Leader

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