

Adams County Legal Journal

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No. 35

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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 December 1, 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 Liliya Aleshchenko to Liliya Seipp. The Court has affixed March 15, 2024 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.

12/29

Common Pleas of Adams County, Pennsylvania requesting a decree to change the name of the minor Zoey Aleksandrovna Naboka to Zoey Marie Naboka-Souk. The court has affixed February 9, 2024, at 10:00 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.

Joseph A. Kalasnik, Esquire
KALASNIK LAW OFFICE, LLC
1157 Eichelberger Street, Suite 4
Hanover, PA 17331
717-630-0909 Phone
717-632-8020 Fax
jkalasnik@kalasniklaw.com
SUP CT ID 76063

12/29

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Adams County, Pennsylvania, seeking to change the name of Jordan Andrew Saltmarsh to Jordan Andrew Stark. A hearing on the Petition will be held on January 19, 2024, at 10:00 a.m. in courtroom no. 4 at the Adams County Courthouse, 117 Baltimore Street, Gettysburg, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

12/29

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on November 2, 2023, Aleksandr Souk filed a petition for name change in the Court of

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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 January 19th, 2024, at 10:00 a.m.

No. 23-SU-295
Pennymac Loan Services, LLC
vs.

Laura Harrison
Property Address: 1488 Abbottstown Pike, Hanover, PA 17331
UPI/Tax Parcel Number:
04L12-0036A--000
Owner(s) of Property Situate in Berwick Township, Adams County, Pennsylvania Improvements Thereon:
Residential Dwelling
Judgment Amount: \$109,944.12
Attorneys For Plaintiff:
KML Law Group, P.C.

No. 23-SU-17
M&T Bank
vs.
Kimberly A. Gidaaka, Kimberly A. Hoover, Helen Virginia Malinosky, Theodore P Gida, III, Unknown Heirs of Helen Virginia Malinosky

Property Address: 61 North High Street, Arendtsville, PA 17303
UPI/Tax Parcel Number:
02004-0001A-000
Owner(s) of Property Situate in Arendtsville Borough, Adams County, Pennsylvania Improvements Thereon:
Residential Dwelling
Judgment Amount: \$47,134.21
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 23-SU-120
US Bank Trust National Association, Not in Its Individual Capacity but Solely As Owner Trustee For VRMTG Asset Trust, c/o New Rez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
vs.

Christopher Kissell
Property Address: 2168 Carlisle Pike, Hanover, PA 17331
UPI/Tax Parcel Number:
35K12-0054--000
Owner(s) of Property Situate in Oxford Township, Adams County, Pennsylvania Improvements Thereon:
Residential Single-Family Dwelling
Judgment Amount: \$61,141.72
Attorneys for Plaintiff:
Parker McCay, PA
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054

No. 23-SU-697
MOVEMENT MORTGAGE, LLC
vs.

JORDAN TYLER MEYERS
Property Address: 69 Sycamore Lane, Hanover, PA 17331
UPI/Tax Parcel Number:
08009-0266-000
Owner(s) of Property Situate in Conewago Township, Adams County, Pennsylvania Improvements Thereon:
Residential Dwelling
Judgment Amount: \$187,278.79
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 22-TL-186
Abbottstown-Paradise Joint Sewer Authority
vs.

David Moul
Property Address: 190 East Water Street, Abbottstown, PA 17301
UPI/Tax Parcel Number:
01-002-0006B--000
Owner(s) of Property Situate in Abbottstown Borough, Adams County, Pennsylvania Improvements Thereon:
Residential Dwelling
Judgement Amount: \$2,107.90
Attorney for Plaintiff:
CGA Law Firm

No. 23-SU-365
Patrick M. Smith
vs.

Richard Bryan Myford
Property Address: 162 Baltimore Road, York Springs, PA 17372
UPI/Tax Parcel Number:
23J03-0015AA-000
Owner(s) of Property Situate in Latimore Township, Adams County, Pennsylvania Improvements Thereon
Consist of a Mobile Home and Outbuildings
Judgment Amount: \$111,192.88 plus interest at the rate of 6% from March 31, 2023
Attorney:
Matthew G. Brushwood, Esquire
Barley Snyder

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
12/22, 12/29, & 01/05

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 January 19th, 2024, at 10:00 a.m.

No. 23-SU-522

MCLP Asset Company, Inc.

vs.

Paul E. Runkles a/k/a Paul E. Runkles, Sr.

Property Address: 515 Oak Hill Road, Biglerville, PA 17307

UPI/Tax Parcel Number: 38808-0051

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

Residential Dwelling

Judgment Amount: \$224,066.85

Attorneys for Plaintiff:

Parker McCay, PA

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054

No. 23-SU-669

Midfirst Bank

vs.

Matthew James Purkins

Property Address: 104 Harrisburg St., York Springs, PA 17372

UPI/Tax Parcel Number: 42005-0045---000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$166,247.41

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 23-SU-685

Lakeview Loan Servicing, LLC

vs.

Shauntae Anthony Richardson a/k/a Shauntae A. Richardson, Shelley Ann Richardson a/k/a Shelley Richardson

Property Address: 220 Lincoln Way East, New Oxford, PA 17350

UPI/Tax Parcel Number: 34005-0072--000

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

Improvements Thereon:

A Residential Dwelling

Judgment Amount: \$269,122.70

Attorneys For Plaintiff:

Samantha Gable, Esquire

LOGS Legal Group, LLP

No. 23-SU-790

Pennymac Loan Services, LLC

vs.

Fleesa R. Tipton

Property Address: 171 Knoxlyn Road, Gettysburg, PA 17325

UPI/Tax Parcel Number: 09E12-00488-000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$153,411.24

Attorneys for Plaintiff:

Powers Kirn, LLC

No. 23-SU-544

AJAX Mortgage Loan Trust 2020-D

vs.

Harry Ellsworth Welch, Jr., Roxann M. Welch

Property Address: 9 Connie Trail, Fairfield, PA 17320

UPI/Tax Parcel Number: 43017-0211-000

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

Improvements Thereon:

Single-Family Dwelling

Judgment Amount: \$205,939.20

Attorneys for Plaintiff:

Padgett Law Group

700 Darby Road, Suite 100

Havertown, PA 19083

No. 18-SU-710

Bayview Loan Servicing, LLC

vs.

Michael P. Werdebaugh, Individually and as Administrator of The Estate of Joan Werdebaugh a/k/a Joan L. Werdebaugh

Property Address: 325 Orphanage Road, Littlestown, PA 17325

UPI/Tax Parcel Number: 30G1 7-0027A-000

Owner(s) of Property Situate in Abbottstown Borough, Adams County, Pennsylvania Improvements Thereon:

Residential Dwelling

Judgment Amount: \$133,637.64

Attorney for Plaintiff:

Roger Fay, Esquire

Attorney ID 315987

Albertelli Law

14000 Commerce Parkway, Suite H

Mount Laurel, NJ 08054

(856) 724-1888

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James W. Muller Sheriff of Adams County

12/22, 12/29, & 01/05

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 JOHN RAOUL GASTON, DEC'D**

Late of the Franklin Township, Adams County, Pennsylvania
 Personal Representative: Kathy G. Myers a/k/a Kathryn G. Myers, 136 Tract Road, Fairfield, PA 17320
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF CHARLOTTE F. HOSTETTER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania
 Co-Executors: Earl F. Hostetter, Jr., 175 Short Cut Rd., Gardners, PA 17324; Tammy Jo Strickhouser, 390 S. Ridge Rd., York Springs, PA 17372
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF LEWIS I. SERFAS, DEC'D

Late of Reading Township, Adams County, Pennsylvania
 Executor: Theresa I. Serfas, c/o 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

SECOND PUBLICATION**ESTATE OF NANCY J. BUSHEY, DEC'D**

Late of Freedom Township, Adams County, Pennsylvania
 Executor: Harry L. Scott, 127 Black Walnut Lane, Plymouth Meeting, PA 19462
 Attorney: Adam D. Boyer, Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF G. LOUSIE HAUGH, DEC'D
 Late of Reading Township, Adams County, Pennsylvania
 Executrix: Tisha M. O'Donnell, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
 Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF DONALD H. HIPPENSTEEL a/k/a DONALD HOWARD HIPPENSTEEL, SR., DEC'D

Late of Hamilton Township, Adams County, Pennsylvania
 Executor: Scott Zeigler, c/o 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 INGRID M. LUCKENBAUGH, DEC'D

Late of New Oxford Borough, Adams County, Pennsylvania
 Executors: Gloria A. Luckenbaugh and Nicholas J. Luckenbaugh, c/o 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 NOTICE OF LINDA M. SPRANKLE a/k/a LINDA SPRANKLE-MUNDORFF, DEC'D

Late of Littlestown Borough, Adams County, Pennsylvania
 Executrix: Amanda Thoman, c/o 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 JEAN M. SPRINCE a/k/a JEAN SHIRLEY SPRINCE, DEC'D

Late of Fairfield County, Connecticut
 Executor: Samuel V. Scott, 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

ESTATE OF CAROLYN M. WICKE a/k/a CAROLYN JOY WICKE, DEC'D
 Late of Franklin Township, Adams County, Pennsylvania
 Co-Executors: John D. Wicke, Jr. & Barbara E. Balas, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

Attorney: Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF SUSAN ANN CONNOR MIETT, DEC'D**

Late of Straban Township, Adams County, Pennsylvania
 Executrix: Anne E. Cherry, 71 Lake View Drive, Gettysburg, PA 17325
 Attorney: David K. James III, Esq., 234 Baltimore St., Gettysburg, PA 17325

ESTATE OF MARION J. PETERS, DEC'D

Late of Straban Township, Adams County, Pennsylvania
 Co-Executors: Randy A. Gardner, 24 Brethren Ct., Gettysburg, PA 17325; Sandra L. Gardner, 24 Brethren Ct., Gettysburg, PA 17325
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JAMES R. PLANK, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
 Executor: Timothy J. Plank, 98 Blacksmith Shop Road, Gettysburg, PA 17325
 Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325



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