

# Adams County Legal Journal

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No. 11

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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COURT OF COMMON PLEAS  
CIVIL DIVISION  
ADAMS COUNTY  
NO: 2021-SU-1133  
  
WILMINGTON SAVINGS FUND SOCIETY,  
FSB, not individually but solely as trustee  
for FINANCE OF AMERICA STRUCTURED  
SECURITIES ACQUISITION TRUST 2018-  
HB1, PLAINTIFF

vs.  
  
Joel Benjamin Zimmerman, known Heir  
of Virgil Love, deceased and Unknown  
Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under  
Virgil Love, Deceased, DEFENDANTS

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 Virgil Love, Deceased  
1053 Highland Avenue Road  
Gettysburg, PA 17325

Your house (real estate) at: 1053  
Highland Avenue Road, Gettysburg, PA  
17325, Parcel ID: 38G13-0083-000 is  
scheduled to be sold at a Public online  
auction conducted by Bid4Assets, 8757  
Georgia Avenue, Suite 520, Silver  
Spring, MD 20910 on September 16,  
2022 at 10:00 AM to enforce the court  
judgment of \$235,353.46 obtained by  
WILMINGTON SAVINGS FUND  
SOCIETY, FSB, not individually but sole-  
ly as trustee for FINANCE OF AMERICA  
STRUCTURED SECURITIES  
ACQUISITION TRUST 2018-HB1  
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:

The sale will be cancelled if you pay  
back to WILMINGTON SAVINGS FUND  
SOCIETY, FSB, not individually but sole-  
ly as trustee for FINANCE OF AMERICA  
STRUCTURED SECURITIES  
ACQUISITION TRUST 2018-HB1 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: LOGS Legal Group, LLC (610)  
278-6800.

PLEASE NOTE a Schedule of  
Distribution will be filed by the Sheriff on  
a date specified by the Sheriff not later  
than thirty (30) days after sale.  
Distribution will be made in accordance  
with the schedule unless exceptions are  
filed thereto within 20 days after the fil-  
ing of the schedule.

7/15

**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 ALAN MORRIS CHRISTIANSON, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Clayton Christianson, 1045 Old Harrisburg Road, Gettysburg, PA 17325

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

**ESTATE OF LAURA LEE FERRARA a/k/a LAURA L. FLICK, DEC'D**

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executrix: Heather Y. Flick, c/o Robert G. Frey, Esq., Frey and Tiley, 5 South Hanover Street, Carlisle, PA 17013

Attorney: Robert G. Frey, Esq., Frey and Tiley, 5 South Hanover Street, Carlisle, PA 17013

**ESTATE OF RAULAND E. HANCOCK a/k/a ROLAND E. HANCOCK, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Co-Executors: Richard A. Hancock and Harold E. Hancock, c/o Jennifer M. Stetler, Esq., Barley Snyder LLP, 14 Center Square Hanover, PA 17331

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

**ESTATE OF MICHELLE C. INLOW, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Executor: Mark A. Inlow, c/o Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

Attorney: Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

**ESTATE OF MARIA POULSON, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: Viola H. Hull, 16 Beechwood Trail, Fairfield, PA 17320; Charles E. Poulson, 9 Field Trail, Fairfield, PA 17320

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

**ESTATE OF SUSANNE L. SHEELY, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Ellen M. Smith, 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 CLAIR F. TROSTLE, DEC'D**

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

Executor: Brian Trostle, 216 Lindy Avenue, York Springs, PA 17372

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

**ESTATE OF JAMES P. WILT, SR., DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Jody M. Wilt Shealer, 39 Herrs Ridge Road, Gettysburg, PA 17325; James P. Wilt, Jr., 6 Edward Court, Orrtanna, PA 17353

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

**SECOND PUBLICATION****ESTATE OF BARBARA A. BUTLER a/k/a BARBARA ANN BUTLER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Judy E. Kuhn, 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 DIMITRIOS GANAS, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Nicholas Kalathas and Elizabeth A. Loentz, c/o Susan H. Confair, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011

Attorney: Susan H. Confair, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011

**ESTATE OF EVELYN ANN GANAS a/k/a EVELYN A. GANAS, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Gregory C. Sterner and Elizabeth A. Loentz a/k/a Elizabeth Sterner Loentz, c/o Susan H. Confair, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011

Attorney: Susan H. Confair, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011

**ESTATE OF WILLIAM W. LENTZ, JR., DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Co-Executors: Debra J. Christophel and Pamela C. Saphore, c/o John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

**ESTATE OF JAMES E. MADDOX, DEC'D**

Late of the Borough of Fairfield, Adams County, Pennsylvania

Personal Representative: Tracy L. Yinger, 346 Oak Cove Road, Titusville, FL 32780

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

**ESTATE OF EARLENE A. MICKLEY, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Executor: Kenneth E. Mickley, Jr., 123 Brysonia-Wenksville Road, Biglerville, PA 17307

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

**ESTATE OF ROBERTA C. SENTZ a/k/a ROBERTA CAROL SENTZ, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Wayne D. Sentz, 825 Clouser Road, Hanover, PA 17331

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

**THIRD PUBLICATION**

**ESTATE OF MILDRED S. ARENTZ, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrices: Lori L. Carver, 251 S. Lincoln Drive, Hanover, PA 17331; Melissa S. Glatfelter, 257 Johnathon Drive, Hanover, PA 17331

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

**ESTATE OF ABRAM B. BARRY, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Administratrix: Shirley A. Barry, c/o Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

Attorney: Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

**ESTATE OF CLYDE A. BOYER, DEC'D**

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Mark W. Boyer, 333 Fowler Road, Cape Elizabeth, ME 04107

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

**ESTATE OF THEODORE W. KOCH, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Tracey K. Sullivan, 258 Longstreet Drive, Gettysburg, PA 17325

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

**ESTATE OF DOLORES MARIA McGRAW, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Donna Ritter, 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 MARJORIE C. REEDY, DEC'D**

Late of Freedom Township, Adams County, Pennsylvania

Jane T. Eyler, 2080 Pumping Station Road, Fairfield, PA 17320

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

**ESTATE OF RUTH E. SCHMIDT, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Douglas H. Schmidt, c/o Thomas M. Shorb, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Thomas M. Shorb, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

**ESTATE OF JOSEPH L. SPEELMAN, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Jessica Lee Hunt, 32 Cedar Lane, Dover, PA 17315

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

**ESTATE OF RONALD J. STAUB, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Lilia C. Staub, 20 Linden Avenue, Apt. C, Hanover, PA 17331

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331



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717-337-0060 / [rserpe@adamscountycf.org](mailto:rserpe@adamscountycf.org)



**ADAMS COUNTY**  
COMMUNITY FOUNDATION

25 South 4th Street  
Gettysburg, PA 17325  
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