

Adams County Legal Journal

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No. 9

CORPORATION DISSOLUTION
NOTICE

Edward G. Puhl, Esquire
Puhl & Thrasher
Attorneys at Law
220 Baltimore Street
Gettysburg, PA 17325

NOTICE IS HEREBY GIVEN that **Craftbuilt, Inc.**, General Contracting, a Pennsylvania corporation having its registered address at 112 Gun Club Road, York Springs, PA 17372, has approved a resolution to cease operations as of December 31, 2023, and has filed Articles of Dissolution with the Commonwealth of Pennsylvania pursuant to the Business Corporation Law of 1933. Any party with claims against said corporation should present them in writing to:

6/21 & 6/28

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Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor; Dr. B. Bohleke (since 2019), Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 337-9812

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LEGAL NOTICE

COURT OF COMMON PLEAS
ADAMS COUNTY, PA
CIVIL ACTION-LAW
NO. 2024-NO-0806
NO. 23-TL-0235 (LIEN)
WRIT OF SCIRE FACIAS

**Borough of Carroll Valley,
Claimant
v.
Estate of Cecelia M. Wenschhof,
Owner**

NOTICE

To: Estate of Cecelia M. Wenschhof,

PLEASE TAKE NOTICE that a pleading seeking relief against you has been filed in the above-captioned matter. The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire Facias in accordance with 53 P.S. §7185 against the property located at 6153 Fairfield Road, Fairfield, Adams County, Pennsylvania 17320.

NOW, you are hereby notified to file an affidavit of defense to said claim, if any, in the office of the Prothonotary of our said Court within fifteen (15) days after service of this notice upon you. If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim and the property described in the claim sold to recover the amount due.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325
Telephone: (717) 337-9846

By: Justin M. George, Esq.
Attorney ID No. 322515
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
(717) 263-2121

6/21, 6/28, 7/5

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rserpe@adamscountycf.org**



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Gettysburg, PA 17325
www.adamscountycf.org



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

No. 23-SU-1167

Pennymac Loan Services, LLC

vs.

David C. Barrett

Property Address: 357 Lumber Street,
Littlestown, PA 17340

UPI/Tax Parcel Number:
27009-0033-000

Owner of property situate in Littlestown
Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$123,672.69

Attorneys For Plaintiff:

Powers Kim, LLC

No. 23-SU-1205

Nationstar Mortgage, LLC

vs.

**Justin C. Campbell a/k/a Justin
Campbell**

Property Address: 14 Bonnie Trail, Fairfield, PA
17320

UPI/Tax Parcel Number:
43028-0047-000

Owner of property situate in Carroll Valley
Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$201,315.52

Attorney for Plaintiff:

Manley Deas Kochalski, LLC

No. 23-SU-931

**The Bank of New York Mellon as
Trustee for CWABS, Inc. Asset-Backed
Certificates, Series 2007-2
vs.**

**Charles Champlain a/k/a Charles J.
Champlain II, Sue Ann Champlain a/k/a
Sue A. Champlain**

Property Address: 7 Homestead Drive,
Gettysburg, PA 17325

UPI/Tax Parcel Number:
32012-0010-000

Owners of property situate in Mount Pleasant
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$142,374.50

Attorney for Plaintiff:

LOGS Legal Group, LLP

No. 23-SU-622

**HSBC Bank USA, National Association,
et al.**

vs.

**Bryan Curtis Clevenger, Kimberly A.
Clevenger**

Property Address: 240 Oak Drive, Orrtanna,
PA 17353

UPI/Tax Parcel Number:
12-B09-191

Owners of property situate in the Township of
Franklin, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$211,649.65

Attorneys for Plaintiff:

Stern & Eisenberg

No. 23-SU-832

Pennymac Loan Services, LLC

vs.

**Curtis Corbin, Amber J. Minton a/k/a
Amber Minton**

Property Address: 1126 Bendersville
Wenksville Road, Aspers, PA 17304

UPI/Tax Parcel Number:
29E05-0029-000

Owners of property situate in Menallen
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$205,004.00

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 24-SU-139

**Pennsylvania Housing Finance Agency
vs.**

Myles S. Lynch

Property Address: 385 Buford Avenue,
Gettysburg, PA 17325

UPI/Tax Parcel Number:
16006-0003-000

Owner of property situate in Gettysburg
Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$210,522.71

Attorneys for Plaintiff:

Leon P. Haller Purcell, Krug & Haller

No. 24-SU-102

**Specialized Loan Servicing, LLC
vs.**

Joseph C. McLaughlin

Property Address: 155 Ground Oak Church
Road, Gardeners, PA 17324

UPI/Tax Parcel Number:
22-G04-0114-000

Owner of property situate in Huntington
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$138,296.22

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC

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

6/21, 6/28, & 7/5

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

No. 22-SU-1135

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association), as Trustee for Bank of America Alternative Loan Trust 2007-1

vs.

Gregg Messersmith a/k/a Gregg D. Messersmith, Leslie Messersmith a/k/a Leslie L. Messersmith

Property Address: 605 Hamey Road, Littlestown, PA 17340

UPI/Tax Parcel Number:

30G18-0026--000

Owners of property situate in Mount Joy Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$209,187.51

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

No. 23-SU-1259

Fulton Bank, N. A.

vs.

Vassil P. Petrov, Virginia P. Zickafoose, The United States of America/Wm. J. Nealon Federal Building, The United States of America, c/o Merrick B. Garland

Property Address: 50 Old Mill Road, New Oxford, PA 17350

UPI/Tax Parcel Number:

17K09-0002--0D0

Owner of property situate in Hamilton Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$300,137.34

Attorney for Plaintiff:

Marc A. Hess, Esquire/Henry & Beaver, LLP

No. 24-SU-49

PNC Bank National Association

vs.

Mary A. Richey a/k/a Mary Richey, Andrew J. Richey a/k/a Andrew Richey

Property Address: 1291 Fish and Game Road, East Berlin, PA 17316

UPI/Tax Parcel Number:

36L05-0004

Owners of property situate in Reading Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Building

Judgment Amount: \$203,558.40

Attorneys for Plaintiff:

KMLLaw Group, P.C.

No. 23-SU-965

U.S. Bank National Association, et al.

vs.

Deborah Smith

Property Address: 13 East King Street, Abbottstown, PA 17301

UPI/Tax Parcel Number:

01004-0038-00

Owner of property situate in Abbottstown Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$154,989.35

Attorneys for Plaintiff:

Hladick, Onorato & Federman, LLP

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

6/21, 6/28, & 7/5

No. 23-SU-1161

Legacy Mortgage Asset Trust 2021-SL1

vs.

Robert P. Negro, Kathleen M. Negro

Property Address: 57 Hounds Run, Gettysburg, PA 17325

UPI/Tax Parcel Number:

38001-0080-000

Owners of property situate in Straban Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$118,790.68

Attorney for Plaintiff:

Stern & Eisenberg, P.C.

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 MARGARET J. BAUER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania
 Personal Representative: John W. Bauer, 1438 Overlook Way, Bel Air, MD 21014
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF WARREN ELLSWORTH BROCKETT, JR. a/k/a WARREN ELLSWORTH BROCKETT, DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania
 Executor: Thomas W. Brockett, 5718 Nottingham Place, Adamstown, MD 21710
 Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF LINDA SUSAN GREENELTCH, DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania
 Executor: James Edward Greeneltch, 3F Colonial Crest Circle, Hanover, PA 17331
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF TERRY L. HARTLE, DEC'D

Late of Hamiltonban Township, Fairfield, Adams County, Pennsylvania
 Executrix: Shannon M. Hartle Hurley, 13439 Greensburg Road, Smithsburg, MD 21783
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF RUSSELL I. LUDLOW, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania
 Co-Executors: Russell A. Ludlow and Joan C. Hegge, c/o Wm. D. Schrack III, Esq., Benn Law Firm, 124 West Harrisburg Street, Dillsburg, PA 17019-1268
 Attorney: Wm. D. Schrack III, Esq., Benn Law Firm, 124 West Harrisburg Street, Dillsburg, PA 17019-1268

ESTATE OF JOHN A. MOHAN, DEC'D

Late of Conewago Township, Adams County, Pennsylvania
 Executrix: Anne C. Mohan, 115 Lynx Drive, Hanover, PA 17331
 Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

SECOND PUBLICATION**ESTATE OF MARY E. AYRE, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania
 Administrator: W. Wesley Ayre, 1138 Long Lane, Gettysburg, PA 17325

TRUST OF BARRY J. LAUGHMAN, DEC'D

Late of New Oxford Township, Adams County, Pennsylvania
 Trustee: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325
 Attorney: Adam D. Boyer, Esq., Barley Snyder, LLP, 123 Baltimore St., Suite 101, Gettysburg, PA 17325

ESTATE OF JANET D MCKINNEY, DEC'D

Late of Reading Township, Adams County, Pennsylvania
 Personal Representative: Michael Leon McKinney, 944 Water St., Fairfield, PA 17320

ESTATE OF MARIE E. QUESINBERRY, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania
 Executrix: Beth A. Edwards, c/o George F. Douglas III, Esq., Salzmans Hughes, P.C., 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015
 Attorney: George F. Douglas III, Esq., Salzmans Hughes, P.C., 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

ESTATE OF TERRY L. REED, DEC'D
Late of Abbottstown City, Adams County, Pennsylvania

Administrator: Kim E. Sipe a/k/a Kim E. Reed, c/o Patrick J. Schaeffer & Laura E. Bayer, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
 Attorneys: Patrick J. Schaeffer, Esq. & Laura E. Bayer, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408

ESTATE OF BETTY W. SHORB, DEC'D

Late of Conewago Township, Adams County, Pennsylvania
 Executor: Gregory Shorb, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Scott L. Kelley, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF LAUREN DONALD STOTTMLEYER, DEC'D

Late of Carroll Valley Borough, Adams County, Pennsylvania
 Administrator: Noah Wade Stottmleyer, 135 Eagles Ridge, Smithsburg, MD 21783
 Attorney: Ann Marie Rotz, Rotz Law Offices, LLC, P.O. Box 4628, Hagerstown, MD 21742

THIRD PUBLICATION**ESTATE OF VIOLET MARIE CONNELLY, DEC'D**

Late of Carroll Valley Borough, Fairfield, Adams County, Pennsylvania
 Administrator: Randy Lee Carter, Jr., 26 Blue Ridge Trail, Fairfield, PA 17320
 Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF CHARLENE E. FELTON, DEC'D

Late of Franklin Township, Adams County, Pennsylvania
 Administratrix: Anita S. Perez-Thomas, 232 Table Rock Road, Gettysburg, PA 17325
 Attorney: Puhl & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

Continued on page 6

(THIRD PUBLICATION CONTINUED)

- ESTATE OF TROY RICK HEININGER, DEC'D**
Late of Straban Township, Adams County, Pennsylvania
Administratrix: Alexis Q. Heininger, 1025 Teeter Road, Littlestown, PA 17340
Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331
- ESTATE OF RUSSELL J. LESTER A/K/A RUSSELL J. LESTER, SR., DEC'D**
Late of Mt. Joy Township, Adams County, Pennsylvania
Executor: Brandin A. Lester, 987 Harney Road, Littlestown, PA 17340
Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331
- ESTATE OF LEVERE J. LONG, DEC'D**
Late of Bonneauville Borough, Adams County, Pennsylvania
Executor: Peter J. Long, 105 Oak Drive, New Oxford, PA 17350
Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325
- ESTATE OF MELISHA FAYE MARTINEZ, DEC'D**
Late of Liberty Township, Adams County, Pennsylvania
Executrix: Sandra Jean Valentine, 591 Tract Road, Fairfield, PA 17320
Attorney: Bernard A. Yannetti, Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325
- ESTATE OF RICHARD J. NEIDERER, DEC'D**
Late of Conewago Township, Adams County, Pennsylvania
Executrix: Phyllis M. Neiderer, 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 PRUDENCE D. RUTH, DEC'D**
Late of Hamilton Township, Abbottstown, Adams County, Pennsylvania
Executor: Tim Ruth, 509 Tapeworm Road, New Oxford, PA 17350
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325
- ESTATE OF JOSEPH A. SHRADER, DEC'D**
Late of Littlestown Borough, Adams County, Pennsylvania
Co-Executors: Lawrence J. Shrader, 450 Willow Lane, York Springs, PA 17372; Brenda A. Moore, 43154 Gum Spring Drive, Leonardtown, MD 20605; Darlene M. Shrader, 153 Cemetery Street, Littlestown, PA 17340
Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325
- ESTATE OF LORETTA A. SMITH, DEC'D**
Late of McSherrystown Borough, Adams County, Pennsylvania
Executor: Tony A. Smith, c/o 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 THOMAS EVAN VANSCHOYOC, DEC'D**
Late of Oxford Township, Adams County, Pennsylvania
Co-Executrices: Cassie Lynn VanSchoyoc & Megan Rose VanSchoyoc, c/o 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 GERTRUDE MARIE ZYWAN, DEC'D**
Late of Hamilton Township, Adams County, Pennsylvania
Administratrix: Joyce Ann Zywan, 5412 Overdale Lane, Raleigh, NC 27603
Attorney: Thomas R. Nell, Esq., 130 W. King St., Box 1019, East Berlin, PA 17316