

Adams County Legal Journal

Vol. 66

September 6, 2024

No. 19

NOTICE OF HEARING

COURT OF COMMON PLEAS FOR THE
51st JUDICIAL DISTRICT OF
PENNSYLVANIA
ORPHANS' COURT DIVISION NUMBER:
OC-104-2024

**IN RE: REAL ESTATE IN BUTLER
TOWNSHIP, ADAMS COUNTY,
PENNSYLVANIA AND BEING
KNOWN AS THE FORMER
ARENDSVILLE BASEBALL FIELD
AND TAX PARCEL #07E08-0057---
000.**

Pennsylvania pursuant to the Donated
or Dedicated Property Act, 53 P.S.
§3381 *et. seq.*, for the purpose of taking
testimony or hearing objections to
determine if Butler Township may sell
free and clear of any use restrictions,
the property listed as Tax Parcel No.
07E08-0057---000 which is the site of
the Former Arendtsville Baseball Field.

Todd A. King, Esquire
Township Solicitor

8/23, 8/30, 9/6

NOTICE IS HEREBY GIVEN by the
Board of Supervisors of Butler
Township, Adams County,
Pennsylvania that a hearing will be held
on September 13, 2024, at 11:00 a.m.
in Courtroom No. 4 of the Adams
County Courthouse, Gettysburg,

**Chances are, your clients have certain organizations and
causes they care deeply about.**

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tools and ongoing support from the Adams County Community Foundation.

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To find out more:

**Contact Ralph M. Serpe, 717-337-0060
rserpe@adamscountycf.org**

 **ADAMS COUNTY
COMMUNITY FOUNDATION**

25 South 4th Street
Gettysburg, PA 17325
www.adamscountycf.org



Good for your clients. Good for our community. Good for you.

ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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NOTICE OF CITATION

Directed to
Gerardo Aguilar-Ortiz,
Respondent,
51 Wheat Drive
Abbotstown, PA 17301-8818
from
The Register of Wills, Adams
County, Pennsylvania
File No. 0124-0351

And now, this 2nd day of August 2024, you are hereby cited TO SHOW CAUSE WHY Letters of Administration should not be granted solely to Petitioner Julie Fuller to serve as the Administrator for the Estate of Carlos Daniel Aguilar-Fuller. Rule Returnable

Your Reply Answer to the attached Petition must be translated into English and received by the undersigned Adams County Register of Wills, on or before August 26th, 2024, by 4:00 p.m., in Room 102, Adams County Courthouse, 117 Baltimore Street, Gettysburg, Pennsylvania 17325.

Service of this Citation Notice with attached Petition SHALL BE BY PERSONAL SERVICE and shall be borne by Petitioner. Thereafter, Petitioner shall file a Certificate of Service with the Register of Wills confirming service.

Issued this 2nd day of August 2024, under the hand and seal of my office;

Karen Heflin
Adams County Register of Wills
117 Baltimore St., Room 102
Gettysburg, PA 17325
Telephone: 717-337-9826

9/6

engaged in winding up and settling the affairs of the Corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988. It is hereby publicly requested that all persons with claims against said Corporation present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 123 Baltimore St., Suite 101, Gettysburg, PA 17325, Attn: Adam D. Boyer, Esq., Re: The Rose Garden Natural Foods Co. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Corporation will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

Barley Snyder LLP, Attorneys

9/6

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected that **The Rose Garden Natural Foods Co.**, a Pennsylvania corporation, having its registered address at 39 West Street, Gettysburg, PA 17325, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and That its Board of Directors are now

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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 September 20th, 2024, at 10:00 a.m.

No. 23-SU-225**Loancare, LLC****vs.****Scott J. Alwine, II**

Property Address: 12 North Peter Street,
New Oxford, PA 17350

UPI/Tax Parcel Number:
34005-0042-000

Owner of Property Situate in New Oxford
Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$62,862.57

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 23-SU-412**Mortgage Assets Management, LLC****vs.****Rose B. Bolton, Robert King, Jr.**

Property Address: 419 Seven Stars Road,
Gettysburg, PA 17325

UPI/Tax Parcel Number:
12-D12-0019-000

Owners of Property Situate in Highland
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Real Estate

Judgment Amount: \$155,073.52

Attorneys for Plaintiff:

Stern & Eisenberg

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

No. 24-SU-30**Freedom Mortgage Corporation****vs.****Dillon Lee Broach**

Property Address: 6 Colonial Drive,
Gettysburg, PA 17325

UPI/Tax Parcel Number:
32011-0003--000

Owner of Property Situate in Mount
Pleasant Township, Adams County,
Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$147,781.40

Attorneys for Plaintiff:

Orlans, PC

No. 23-NO-512**New Oxford Municipal Authority****vs.****Ricky L. Brown, Beverly A. Smith, P.
Candy Brown**

Property Address: 34 Heritage Court, New
Oxford, PA 17350

UPI/Tax Parcel Number:
35002-0058--000

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

Residential

Judgment Amount: \$2,733.60

Attorneys for Plaintiff:

Stock and Leader

No. 24-SU-386**Pennymac Loan Services, LLC****vs.****Jason M. Carey**

Property Address: 106 Michelle Drive,
McSherrystown, PA 17344

UPI/Tax Parcel Number:
280 2 0 19 00

Owner of Property Situate in
McSherrystown Borough, Adams County,
Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$120,244.38

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 23-SU-771**Truist Bank, Formerly Known as Branch
Banking and Trust Company****vs.****Crain Williams**

Property Address: 603 Harbaugh Valley
Road, Fairfield, PA 17320

UPI/Tax Parcel Number:
25A18-0040--000

Owner of Property Situate in Liberty
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Real Debt: \$179,452.15

Attorneys for Plaintiff:

McCabe, Weisberg & Conway, LLC

1420 Walnut St., Suite 1501

Philadelphia, PA 19102

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

8/23, 8/30, 9/6

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 September 20th, 2024, at 10:00 a.m.

No. 24-SU-169

**U.S. Bank Trust National Association,
RCF 2 Acquisition Trust**
vs.

Scott A. Hayberger

Property Address: 121 N. Berlin Avenue,
New Oxford, PA 17350

UPI/Tax Parcel Number:

34002-0023---000

Owner of Property Situate in New Oxford
Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Real Estate

Judgment Amount: \$158,363.12

Attorneys for Plaintiff:

Stem & Eisenberg, PC

1581 Main St., Suite 200

The Shops at Valley Square

Warrington, PA 18976

No. 24-SU-318

**U.S. Bank Trust National Association,
RCF 2 Acquisition Trust**
vs.

**Larry John Henschke, Wilma L.
Henschke**

Property Address: 125 Curtis Drive, New
Oxford, PA 17350

UPI/Tax Parcel Number:

350130144000

Owners of Property Situate in Oxford
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Real Estate

Judgment Amount: \$204,751.89

Attorneys for Plaintiff:

Stern & Eisenberg, PC

1581 Main St., Suite 200

The Shops at Valley Square

Warrington, PA 18976

No. 23-SU-997

Deutsche Bank National Trust, et al.
vs.

Abdul K. Janneh, Claudia Janneh

Property Address: 111 Fawn Hill Road,
Hanover, PA 17331

UPI/Tax Parcel Number:

04L11-0247--000

Owners of Property Situate in Berwick
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$563,530.98

Attorneys for Plaintiff:

Hladik, Onorato & Federman, LLP

298 Wissabickon Avenue

North Wales, PA 19454

No. 22-SU-96

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

**Joy D. Leppo, Jeffrey Leppo, in his
Capacity as Heir of Joy D. Leppo,
Unknown Heirs, Successors, Assigns, and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
under Joy D. Leppo, Michael R. Leppo, in
his Capacity as Heir of Joy D. Leppo,
Denton E. Leppo**

Property Address: 5071 Baltimore Pike,
Littlestown, PA 17340

UPI/Tax Parcel Number:

15117-00120-000

Owners of Property Situate in Germany
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Property

Judgment Amount: \$239,788.29

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC

A Florida Professional Limited Liability
Company

Attorney for Plaintiff:

Nicole C. Rizzo, Esq.

PA ID No. 332712

133 Gaither Dr., Suite F

Mt. Laurel, NJ 08054

No. 24-SU-175

**Towd Point Mortgage Trust Asset-
Backed Securities, et al.**
vs.

**Jason Michael Schimizzi, Jennifer Lynn
Schimizzi**

Property Address: 403 North Street,
McSherrystown, PA 17344

UPI/Tax Parcel Number:

28005-0081-000

Owners of Property Situate in
McSherrystown Borough, Adams County,
Pennsylvania

Improvements Thereon:

Single Family

Real Debt: \$60,091.73

Attorneys for Plaintiff:

Parker McCay, P.A.

9000 Midatlantic Dr., Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054

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

8/23, 8/30, 9/6

SHERIFF SALES

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.

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James W. Muller
Sheriff of Adams County

8/23, 8/30, 9/6

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No. 22-SU-1031

US Bank Trust National Association, et al.

vs.

John A Trish, Cheryl L Trish

Property Address: 327 W King Street,
Abbottstown, PA 17301
UPI /Tax Parcel Number:

010003-0036-000

Owners of Property Situate in Borough of Abbottstown, Adams County, Pennsylvania Improvements Thereon:

Residential Property

Judgment: \$151,499.45

Attorneys for Plaintiff:

Parker McCay, PA

9000 Midatlantic Dr., Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054

No. 23-SU-150

Finance Of America Reverse, LLC

vs.

Trisha Cassidy, Known Heir of Michael F. Cassidy, Deceased, Kristen Cassidy, Administratrix of the Estate of Michael F. Cassidy, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from under Michael F. Cassidy, Deceased

Property Address: 2755 Cold Spring Road,
Orrtanna, PA 17353

UPI/Tax Parcel Number:

188 13--00268-000

Owners of Property Situate in Hamiltonban Township, Adams County, Pennsylvania Improvements Thereon:

Residential Dwelling

Judgment Amount: \$95,283.75

Attorney for Plaintiff:

Samantha Gable, Esq.

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 MERLE CASSATT, JR., DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Co-Administrators: Joseph M. Cassatt & Sandra I. Mosher, c/o Barbara Entwistle, Esq., Entwistle & Roberts, PC, 66 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, PC, 66 West Middle Street, Gettysburg, PA 17325

ESTATE OF GLENN EDWIN FORD a/k/a GLENN E. FORD, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Chris Wetzel, 260 Pine Tree Road, New Oxford, PA 17350

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

ESTATE OF ARTHUR B. HACKMAN, DEC'D

Late of East Berlin Borough, Adams County, Pennsylvania

Executor: Arthur B. Hackman, Jr., 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 ELAINE MURDOCH MACLELLAN a/k/a MARGARET ELAINE MURDOCH MACLELLAN and a/k/a MARGARET ELAINE MACLELLAN, DEC'D

Late of Fairfield, Hamiltonban Township, Adams County, Pennsylvania

Executrix: Grace M. Elser, 124 N. 2nd Street, McSherrystown, PA 17344

Attorney: Dennis M. Twigg, Esq., c/o Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157

ESTATE OF DARLENE M. SNYDER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Douglas A. Snyder, 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

SECOND PUBLICATION

ESTATE OF PATRICIA D. BARR a/k/a PATRICIA DAWN BARR, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executor: Jonathan C. Barr, 222 Lincoln Way E, New Oxford, PA 17350

Attorney: Amy E. W. Ehrhart, Esq., 118 Carlisle St., Suite 202, Hanover, PA 17331

ESTATE OF KENNETH ALLEN BRAME, DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania

Administratrix: Julie M. Henry, 165 Montclair Road, Gettysburg, PA 17325
Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARGARET A. BROCKWAY a/k/a MARGARET ALICE BROCKWAY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Michael L. Buckley, 486 Abbottstown Pike, Abbottstown, PA 17301

Attorney: Thomas E. Miller, Esq., Law Office, 249 York Street, Hanover, PA 17331

ESTATE OF JOAN E. BRYCE, DEC'D
Late of Straban Township, Adams County, Pennsylvania

Executor: Crosby L. Hartzell, 135 Redding Lane, Gettysburg, PA 17325
Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF NANCY M. DEFEO a/k/a NANCY MARY DEFEO, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Personal Representative: John J. Defeo, Jr., P.O. Box 174, 94 East York Street, Apt. 3, Biglerville, PA 17307

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

ESTATE OF VIOLA MAE MILLER a/k/a VIOLA MAE MCGLAUGHLIN MILLER, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executor: Francis Miller, 519 New Road, Orrtanna, PA 17353

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

ESTATE OF JEAN W. MOORE, DEC'D
Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Ronald J. Strausbaugh & Karen M. Strausbaugh, 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 LAURA R. PRUTZMAN a/k/a LAURA ROLANDE PRUTZMAN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Christine Donna Prutzman Allen, 1255 Chambersburg Road, Gettysburg, PA 17325

Attorney: Adam D. Boyer, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

Continued on page 7

(SECOND PUBLICATION CONTINUED)

ESTATE OF JAMES GEORGE SCHREY,
DEC'D

Late of Tyrone Township, Adams
County, Pennsylvania

Executrix: Suzanne E. DiPiero, c/o
Johnson, Duffie, Stewart & Weidner,
P.C., 301 Market Street, P.O. Box 109,
Lemoine, PA 17043

Attorney: Edmund G. Myers, Esq.,
Johnson, Duffie, Stewart & Weidner,
P.C., 301 Market Street, P.O. Box 109,
Lemoine, PA 17043

ESTATE OF RITA P. SMITH, DEC'D

Late of New Oxford Borough, Adams
County, Pennsylvania

Executrix: Agnes L. Bevenour, 207
Carlisle Street, New Oxford, PA 17350

Attorney: Matthew L. Guthrie, Esq.,
Barley Snyder, LLP, 14 Center Square,
Hanover, PA 17331

ESTATE OF ANITA G. WEILER a/k/a
NANCY G. WEILER, DEC'D

Late of Reading Township, Adams
County, Pennsylvania

Executrix: Harry Kochenderfer, 14 Lost
Hollow Road, Dillsburg, PA 17019

Attorney: Adam D. Boyer, Esq., Barley
Snyder, 123 Baltimore Street, Suite
101, Gettysburg, PA 17325

THIRD PUBLICATION

ESTATE OF JOYCE M. BARNHART,
DEC'D

Late of the Borough of Littlestown,
Adams County, Pennsylvania

Executrix: Rickey G. Masemer, 817
Hanover Pike, Littlestown, PA 17340

Attorney: Thomas E. Miller, Esq., Law
Office, 249 York Street, Hanover, PA
17331

ESTATE OF HELEN K. LAWRENCE,
DEC'D

Late of Oxford Township, Adams County,
Pennsylvania

Administratrix CTA: Lori L. Nell, 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 JOYCE R. MAITLAND,
DEC'D

Late of Conewago Township, Adams
County, Pennsylvania

Executrix: Wendy L. Flax, 316 Barlow
Street, Gettysburg, PA 17325

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

ESTATE OF BARBARA D. O'CONNOR
a/k/a BARBARA DELLA O'CONNOR,
DEC'D

Late of Mt. Pleasant Township, Adams
County, Pennsylvania

Executor: Robert Kennedy, 2755 Hills
Neck Road, Ernul, NC 28527

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

ESTATE OF PAUL C. SPEHR a/k/a PAUL
CHRISTOPHER SPEHR, DEC'D

Late of Carroll Valley Borough, Adams
County, Pennsylvania

Executrix: Katherine S. Zabrocky, c/o
Salzmann Hughes, P.C., 112 Baltimore
St., Gettysburg, PA 17325

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

ESTATE OF DONALD E. UPCHURCH
a/k/a DONALD EUGENE UPCHURCH,
DEC'D

Late of Carroll Valley Borough, Adams
County, Pennsylvania

Executor: Christopher Sean Upchurch,
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 DALE C. WOOD, DEC'D

Late of Union Township, Adams County,
Pennsylvania

Executrix: Jennifer L. Wood, 123 Taft
Terrace, Sykesville, MD 21784

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

