

# *Adams County* Legal Journal

Vol. 65

June 23, 2023

No. 8

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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NOTICE OF SHERIFF'S SALE

COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONTGOMERY COUNTY  
NO: 2021-23329

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

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Howard P. Comfort, deceased, and Craig Comfort, Known Heir of Howard P. Comfort, deceased, Howard Comfort, Jr., Known Heir of Howard P. Comfort, deceased, and  
DEFENDANTS

The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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: LOG Legal Group. LLP, (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 filing of the schedule.

06/23

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 Howard P. Comfort, deceased

1653 High Avenue  
Willow Grove, PA 19090  
Your house (real estate) at:  
1653 High Avenue  
Willow Grove, PA 19090  
Parcel ID: 30-00-28700-00-7

is scheduled to be sold at Sheriff's Sale on September 27, 2023, at 1:00PM, will be sold at a public auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$181,092.49 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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:

06/16, 06/23

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on May 15, 2023, Ashley Miller filed a petition for name change in the Court of Common Pleas of Adams County, Pennsylvania, requesting a decree to change the name of the minor Olivia Skye Blymire to Olivia Skye Miller.

The court has affixed August 18, 2023, at 10:30 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.

06/23

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on 06/08/2023 for Temporary Wall Systems of Metro Philadelphia at 502 W. 7th Street, Suite 100, Erie, PA 16502. The name and address of each interested entity in the business is NDL3, LLC, 502 W. 7th Street, Suite 100, Erie, PA 16502. This was filed in accordance with 54 Pa C.S. §§313-417.

06/23

PUBLIC NOTICE

In re: Sale of Real Property Owned by Fairfield Area School District Situate in Hamiltonban Township, Adams County, Pennsylvania

A hearing has been scheduled to consider the Petition of the Fairfield Area School District for the Sale of Unused and Unnecessary Lands of a School District (5144 Fairfield Road, Fairfield, PA) owned by the Fairfield Area School District. Said hearing shall take place on Wednesday, June 28, 2023, at 1:00 p.m., in Courtroom No. 1, Adams County Courthouse, 111 Baltimore Street, Gettysburg, Pennsylvania, to consider the sale of certain real property situate in Hamiltonban Township, Adams County, Pennsylvania, owned by the Fairfield Area School District.

STOCK AND LEADER  
Solicitor

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**Contact Ralph M. Serpe, 717-337-0060**

**[rserpe@adamscountycf.org](mailto:rserpe@adamscountycf.org)**



25 South 4th Street  
Gettysburg, PA 17325  
[www.adamscountycf.org](http://www.adamscountycf.org)



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

**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 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

**SECOND 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

**THIRD PUBLICATION**

ESTATE OF CRAIG E. ARENTZ, DEC'D  
 Late of Union Township, Adams County, Pennsylvania  
 Executrix: Julie A. Arentz, 215 Chestnut Hill Road, Hanover, PA 17331  
 Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF JANET M. GEBHART, DEC'D  
 Late of Oxford Township, Adams County, Pennsylvania  
 Executor: Donald A. Gebhart, Jr., 810 New Chester Road, New Oxford, PA 17350

ESTATE OF JOAN E. HANF, DEC'D  
 Late of Oxford Township, Adams County, Pennsylvania  
 Executrix: Linda G. Spoon, c/o James D. Bogar, Bogar & Hipp Law Offices, LLC, 1 West Main Street, Shiremanstown, PA 17011  
 Attorney: James D. Bogar, Esq., Bogar & Hipp Law Offices, LLC, 1 West Main Street, Shiremanstown, PA 17011

ESTATE OF GLENN H. HANKEY, DEC'D  
 Late of Highland Township, Adams County, Pennsylvania  
 Administrator: Dennis C. Hankey, c/o Kevin G. Robinson, Esq., Gates & Gates, P.C. 250 York Street, Hanover, PA 17331  
 Attorney: Kevin G. Robinson, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

ESTATE OF ANNA M. OWINGS, DEC'D  
 Late of McSherrystown Borough, Adams County, Pennsylvania  
 Executor: Jon A. Zinn, 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 RUSSELL E. SHARRAH, JR., DEC'D  
 Late of Biglerville Borough, Adams County, Pennsylvania  
 Executrix: Heather L. Walters, 445 Frazier Road, Aspers, PA 17304  
 Attorney: Puhl & Thrasher, 220 Baltimore 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

SHERIFF SALES

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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

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

SHERIFF SALES

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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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