

Adams County Legal Journal

Vol. 66

November 1, 2024

No. 27

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on October 10, 2024, the Petition of Ryley Quinn Brown, was filed in the Court of Common Pleas of Adams County, Pennsylvania, requesting an Order be entered to change the name of Ryley Quinn Brown to Ryley Rose Woerner.

The Court has scheduled a hearing on the Petition to be held on January 17, 2025, at 2:30 o'clock p.m., in Courtroom No. 2, Fourth Floor of the Adams County Courthouse, Gettysburg, Pennsylvania when and

where all interested parties may appear and show cause, if any, why the relief requested in the Petition should not be granted.

Matthew R. Battersby, Esq.
Battersby Law Office
P.O. Box 215 Fairfield, PA 17320
717-642-6260

11/1

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on August 23, 2024, a Petition for

Change of Name was filed in the Court of Common Pleas of Adams County, Pennsylvania, to change the name of petitioner Janet Kint Davis to Janet Marie Kint. The Court has affixed November 15, 2024, at 1:15 p.m. in Courtroom No. 4 on the 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, as to why the petition should not be granted.

11/1

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NOTICE OF ACTION IN MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS CIVIL ACTION ADAMS COUNTY, PA NO. 2024-SU-0567

Newrez, LLC, d/b/a Shellpoint Mortgage Servicing (f/k/a Specialized Loan Servicing, LLC), PLAINTIFF v. Claytin Christianson, in his capacity as Administrator and Heir of the Estate of Alan M. Christianson a/k/a Alan Morris Christianson; et al., DEFENDANTS

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALAN M. CHRISTIANSON a/k/a ALAN MORRIS CHRISTIANSON, Defendant(s), 2515 MUMMASBURG ROAD, GETTYSBURG, PA 17325

COMPLAINT IN MORTGAGE FORECLOSURE: You are hereby notified that Plaintiff, Newrez, LLC, d/b/a SHELLPOINT MORTGAGE SERVICING (f/k/a SPECIALIZED LOAN SERVICING, LLC), has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ADAMS County, PA, docketed to No. 2024-SU-0567, seeking to foreclose the mortgage secured on your property located at 2515 MUMMASBURG ROAD, GETTYSBURG, PA 17325.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this

notice, you must take action within twenty (20) days after the Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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 THE 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 717-337-9846 or 888-337-9846

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906

11/01

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name, ACW, 251 Peach Tree Road, Orrtanna, PA 17353, has been filed in the Department of State at Harrisburg, PA, on October 25, 2024, pursuant to the Fictitious Names Act, Act 1982-295. The names and addresses of the people who are a party to the registration are Katherine M. Bigler, 251 Peach Tree Road, Orrtanna, PA 17353, as LLC Member, and Hiwassee Acres LLC d/b/a Adams County Winery, 251 Peach Tree Road, Orrtanna, PA 17353.

11/01

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania on the 22nd day of October 2024.

The name of the corporation is Cambridge Crossing Master Community Association. The purpose of the corporation is a planned community association. The corporation has been organized under the provisions of the Nonprofit Corporation Law of 1988, as amended.

Stacey R. MacNeal, Esquire

11/01

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 November 15th, 2024, at 10:00 a.m.

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:
30G14-0053--000

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

Residential Dwelling

Judgment Amount: \$218,496.11

Attorneys for Plaintiff:
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 24-SU-601

Pennymac Loan Services, LLC

vs.

Carrie E. Ragan

Property Address: 1502 Old Carlisle Road, Aspers, PA 17304

UPI/Tax Parcel Number:
07G06-0028--000

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

Residential Dwelling

Judgment Amount: \$153,961.30

Attorneys for Plaintiff:
Powers Kirn, LLC

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

10/18, 10/25, 11/1

No. 24-SU-211

Pennymac Loan Services, LLC

vs.

Brentyn Mace, Denise Mace

Property Address: 510 W King St, East Berlin, PA 17316

UPI/Tax Parcel Number:
10004-0093-000

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

Residential Dwelling

Judgment Amount: \$129,265.49

Attorneys for Plaintiff:
Powers Kirn, LLC

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 SHARON L. CULLISON a/k/a SHARON LEE CRANDELL, DEC'D
Late of Mount Pleasant Township, Adams County, Pennsylvania
Executrix: Diane Marie Redmond, 450 Bowers Road, Littlestown, PA 17340
Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF HAROLD R. HOSTETTER, JR., DEC'D
Late of Huntington Township, Adams County, Pennsylvania
Executor: Jamie A. Hostetter, 286 S. Jefferson Street, Hanover, PA 17331

ESTATE OF WAYNE R. KAUFFMAN, DEC'D
Late of Butler Township, Adams County, Biglerville, Pennsylvania
Co-Executors: Joshua W. Kauffman, 94 West Imperial Drive, Aspers, PA 17304; Jessica S. Kauffman, 40 Clearview Lane, Biglerville, PA 17307
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF NANCY L. KING, DEC'D
Late of Littlestown Borough, Adams County, Pennsylvania
Executrix: Julie K. Markle, 216 Princess Street, Hanover, PA 17331

ESTATE OF MICHAEL WILLIAM SANDOE, DEC'D
Late of Cumberland Township, Adams County, Pennsylvania
Executrix: Melissa Sandoe, c/o Barbara Entwistle, Esq., Entwistle & Roberts, P.C., 66 West Middle Street, Gettysburg, PA 17325
Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, P.C., 66 West Middle Street, Gettysburg, PA 17325

ESTATE OF WILLIAM O. SITES, DEC'D
Late of Hamiltonban Township, Adams County, Pennsylvania
Co-Executors: Debra Ozminski, 1125 Mathias Road, Littlestown, Pa 17340; Christopher Sites a/k/a William C. Sites, 1428 Mt. Carmel Road, Orrtanna, PA 17353
Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF CORRINE E. SMITH, DEC'D
Late of Conewago Township, Adams County, Pennsylvania
Co-Executors: Steven J. Smith & Joanne M. Himes, 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 WILLIAM J. SMITH, SR., DEC'D
Late of Mt. Pleasant Township, Adams County, Pennsylvania
Co-Executrices: Sharon E. Spangler, 2160 Hanover Rd., Lot 33A, Gettysburg, PA 17325; Laurie F. Schue, 576 Teeter Rd., Littlestown, PA 17340
Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JUDITH K. STERNER a/k/a JUDITH ANNETTE STERNER, DEC'D
Late of Conewago Township, Adams County, Pennsylvania
Executor: Randy Michael Long, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
Attorney: Joseph E. Erb, Jr., Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF JAMES DONALD STRASBAUGH, DEC'D
Late of Franklin Township, Adams County, Pennsylvania
Executor: Zachary J. Strasbaugh, 4865 N. US Highway 1, unit 5, Melbourne, FL 32925

ESTATE OF WILBUR C. VARIAN, JR., DEC'D
Late of Oxford Township, Adams County, Pennsylvania
Executrix: Rebecca A. Varian, 11565 Cavalier Landing Court, Unit 401, Fairfax, VA 22030
Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

SECOND PUBLICATION

ESTATE OF KENNETH EARL BALL, DEC'D
Late of Oxford Township, Adams County, Pennsylvania
Administratrices: Susan E. Kolmer and Joan Heft, 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 RAYMOND GEORGE KLUNK, JR., DEC'D
Late of New Oxford Borough, Adams County, Pennsylvania
Administrator: Ronald Eugene Klunk, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
Attorney: Joseph E. Erb, Jr., Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF FRANCIS THOMAS WEAVER, DEC'D
Late of New Oxford Borough, Adams County, Pennsylvania
Executrix: Barbara A. Klinedinst, c/o Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331
Attorney: Ann C. Shultis, Esq., Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF MARY LUCILLE AYERS, DEC'D**

Late of Union Township, Adams County, Pennsylvania
 Administrator: Bobby F. Ayers, Sr., 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 BARRY LYNN BLACK, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania
 Administratrix: Janie C. Black, 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 HOWARD JOSSELYN DEVOE a/k/a HOWARD J. DEVOE, DEC'D

Late of Carroll Valley Borough, Fairfield, Adams County, Pennsylvania
 Executrix: Stephanie D. DeVoe, 46 Blue Bird Trail, Fairfield, PA 17320
 Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF MARY E. DOYLE a/k/a MARY EMMA DOYLE, DEC'D

Late of Straban Township, Adams County, Pennsylvania
 Executrix: Debera A. Bubb, 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 DOROTHY R. DRECHSLER a/k/a DOROTHY ROBERTA DRECHSLER, DEC'D

Late of Carroll Valley Borough, Adams County, Pennsylvania
 Co-Executors: Karen E. Graff & William Swiderski, c/o Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201
 Attorney: R. Thomas Murphy, Esq., Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201

ESTATE OF RICHARD W. FADELY a/k/a RICHARD WATSON FADELY, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania
 Co-Executrices: Laurie Ellen Fadely and Karen B. Miller, 7543 Main Street, Suite 101, Sykesville, MD 21784
 Attorney: Dennis M. Twigg, Esq., Hoffman, Comfort, Offutt, Scott, & Halstad, LLP, 24 North Court Street, Westminster, MD 21157

ESTATE OF DAVID E. HARTLAUB, SR., DEC'D

Late of Reading Township, Adams County, Pennsylvania
 Executor: David E. Hartlaub, Jr., c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
 Attorney: Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF BURNELL F. HUMBERT, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania
 Co-Executors: Renee L. Anderson and Michael R. Megonnell, 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

ESTATE OF DOROTHY A. HUMPHREY, DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania
 Administratrix: Patricia A. Bontz, 6414 R Church Street, Sykesville, MD 21784
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF ROBERT E. JOHNSON a/k/a ROBERT EDWARD JOHNSON, DEC'D

Late of Reading Township, Adams County, Pennsylvania
 Executor: Robert E. Johnson, Jr., c/o Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331
 Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

ESTATE OF JANA KNUDSEN MOLINARO, DEC'D

Late of Union Township, Adams County, Pennsylvania
 Administrator: Gary F. Molinaro, 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 CAREY A. MOORE, a/k/a CAREY ARMSTRONG MOORE, JR., DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania
 Executor: David S. Moore, 93 Skyline Court, Gettysburg, PA 17325
 Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF BEVERLY A. NEHR, DEC'D

Late of McSherrystown Borough, Adams County, Pennsylvania
 Co-Executrices: Denise Conrad, 75 Henry St., Hanover PA 17331; Katie Smith, 57 Maple St., Gettysburg, PA 17325
 Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF EMMY R. NEUGEBAUER a/k/a EMMY REGINA NEUGEBAUER, DEC'D

Late of Liberty Township, Adams County, Pennsylvania
 Personal Representatives: Thomas C. Neugebauer, 3709 Mesa Court, Ellicott City, MD 21042; Monica E. Butteriss, 10220 Leslie Street, Silver Spring, MD 20902
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF CLARA E. TODT, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania
 Co-Executors: Margaret A. Lockner, Michael J. Todt, and Kathleen T. Todt, 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

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