

# Adams County Legal Journal

Vol. 66

August 9, 2024

No. 15

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

ADAMS COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 2024-SU-0618

**Pennsylvania Housing Finance**

**Agency,**  
**PLAINTIFF**  
**v.**

**Danielle Davidson and Teresa  
Davy, Known Heirs of  
Gary W. Davidson, Deceased and  
The Unknown Heirs  
of Gary W. Davidson, Deceased,**  
**DEFENDANTS**

TO: The Unknown Heirs of Gary W.  
Davidson, Deceased, Defendant(s).

You are hereby notified that on  
5/30/24 Plaintiff 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-0582, wherein Plaintiff seeks to  
foreclose its mortgage securing  
your property located at 1745  
Frederick Pike, Littlestown, PA 17340,  
whereupon the Sheriff of Adams  
County would sell your property. You  
are hereby notified to plead to the  
above-referenced Complaint on or  
before 20 days from the date of this  
publication or a Judgment will be  
entered against you.

#### NOTICE

You have been sued in Court. If you  
wish to defend, you must enter a  
written appearance personally or by  
an attorney and file your defenses or  
objections in writing with the Court.  
You are warned that if you fail to do  
so, the case may proceed without you.  
You may lose money or property or

other rights important to you.

YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE THE  
OFFICE SET FORTH BELOW TO  
FIND OUT WHERE YOU CAN GET  
LEGAL HELP.

Adams County Lawyer Referral  
Service  
Court Administration  
Adams County Courthouse  
117 Baltimore St.  
Gettysburg, PA 17325  
(717) 337-9846

Leon P. Haller  
Atty. for Plaintiff  
1719 N. Front St.  
Harrisburg, PA 17102  
(717) 234-4178

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

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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.**

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

ADAMS COUNTY COURT OF COMMON PLEAS NUMBER: 2023-SU-0150

Finance of America Reverse, LLC PLAINTIFF v.

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

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Michael F. Cassidy, deceased, 2755 Cold Spring Road, Orrtanna, PA 17353.

Your house (real estate) at: 2755 Cold Spring Road, Orrtanna, PA 17353 18B13-0026B-000

is scheduled to be sold at a public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Spring, MD 20910 on September 20, 2024 at 10:00 AM to enforce the court judgment of \$95,283.75 obtained by Finance of America Reverse, LLC 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 Finance of America Reverse, LLC 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: (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.

8/9, 8/16, 8/23

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on July 15, 2024, for a proposed nonprofit corporation to be known as The Townes at Cambridge Homeowners Association, Inc., formed pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306, et seq.

The proposed nonprofit corporation is organized to be the Association of Unit Owners organized pursuant to Section 5301 of the Uniform Planned Community Act, Act of December 19, 1996, P.L. 1336, No. 180, with respect to The Townes at Cambridge, A Planned Community, pursuant to the provisions of the Uniform Planned Community Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers, and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of an association of unit owners organized under the Uniform Planned Community Act.

Barley Snyder Attorneys

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**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 BETTY A. ASPER, DEC'D**

Late of York Springs Borough, Adams County, Pennsylvania

Executor: Eugene C. Asper, c/o Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055

Attorney: Jessica Fisher Greene, Esq., Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055

**ESTATE OF VIOLA PATRICIA BREIGHNER, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executor: Randal J. Breighner, 38 Marcey Court, Littlestown, PA 17340  
Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF SARAH M. FROCK, DEC'D**

Late of Littlestown Borough, Adams County, Pennsylvania

Administratrix: Wendy D. Foster, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

Attorney: Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

**SECOND PUBLICATION****ESTATE OF NAOMI C. BROWN, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Denise Marie Beck, 13241 Manor Dr. S., Mt. Airy, MD 21771

Attorney: Jennifer M. Merx, Mette, Attorneys at Law, 3401 N. Front St., Harrisburg, PA 17110

**ESTATE OF MARK W FISSEL, DEC'D**

Late of Highland Township, Adams County, Pennsylvania

Administratrix: Sherry Warrenfeltz, c/o Boswell, Tintner, & Piccola, LLC, 3461 Market Street, Suite 105, Camp Hill, PA 17011

Attorney: Jeffrey E. Piccola, Esq., Boswell, Tintner, & Piccola, LLC, 3461 Market Street, Suite 105, Camp Hill, PA 17011

**ESTATE OF KEVIN LLOYD HOFF a/k/a KEVIN L. HOFF, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Administrator: Brian T. Hoff, 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 KAREN LYNNE MISS, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executor: Wayne F. Miss, 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 BRADLEY S. WEAVER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Stephanie R. Bjonnes, c/o Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

Attorney: Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 717-637-9799

**THIRD PUBLICATION****ESTATE OF WILLIAM G. INSKIP, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Jennifer M. Lambert and Bradley W. Inskip, c/o CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316

**ESTATE OF ANNA MAE MESSINGER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Stephen A. Messinger, 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 LANCE M. OHLER a/k/a LANCE MICHAEL OHLER, DEC'D**

Late of Freedom Township, Adams County, Pennsylvania

Co-Executors: Daniel A. Ohler, 11710 Taneytown Pike, Taneytown, MD 21787; Kevin R. Ohler, 4165 Emmitsburg Road, Fairfield, PA 17320

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

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Jim Crowley  
Property Manager  
Sopensky Properties