

Adams County Legal Journal

Vol. 66

August 23, 2024

No. 17

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.**

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,

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 OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on
May 30th, 2024, a petition for name
Change was filed in the Court of
Common Pleas of Adams County,
Pennsylvania, requesting a decree to
change the name of Petitioner Charles
Jason Williamson-Scullin to Charles
Lee Scullin.

The Court has affixed October 18th,
2024, at 11:00 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.

08/23

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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 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

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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

No. 24-SU-238**Nexus Nova, LLC****vs.****Steven E. Fidler, Tracy E. Fidler**

Property Address: 342 N. 3rd Street,
McSherrystown, PA 17344

UPI/Tax Parcel Number:
08001-0123---000

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

Residential Dwelling

Judgment Amount: \$277,756.60

Attorneys for Plaintiff:

Brock & Scott, 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

8/23, 8/30, 9/6

SHERIFF SALES

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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:

Stern & 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

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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

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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 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 JOYCE M. BARNHART, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania
 Executor: 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 Salzman Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325
 Attorney: Todd A. King, Esq., Salzman 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

SECOND PUBLICATION**ESTATE OF DEAN R. ARTZ, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania
 Executor: Richard D. Artz, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF ROBERT DAVID BURKHEAD, JR., DEC'D

Late of Littlestown Borough, Adams County, Pennsylvania
 Executor: William J. Staub, 810 Clubside Drive, Taneytown, MD 21787

ESTATE OF JANE E. GREEN, DEC'D
 Late of Cumberland Township, Adams County, Pennsylvania
 Executor: Robert L. Green, 1573 Ridge Road, Gettysburg, PA 17325
 Attorney: David K. James III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JANE M. HAINES a/k/a JANE MARIE HAINES, DEC'D

Late of Union Township, Adams County, Pennsylvania
 Co-Executors: Garry A. Haines, 1627 Gablehammer Road, Westminster, MD 21157; Levi T. Haines, 200 Clouser Road, Hanover, PA 17331
 Attorney: Adam D. Boyer, Esq., Barley Snyder, 123 Baltimore St., Suite 101, Gettysburg, PA 17325

ESTATE OF JUDITH MARGARET LEARY a/k/a JUDITH M. LEARY, DEC'D

Late of East Berlin Borough, Adams County, Pennsylvania
 Executrix: Rhonda Schmelyun, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Torren C. Ecker, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

ESTATE OF GILBERT C. MCARDLE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
 Executrix: Jacqueline T. McArdle, 80 Longview Drive, Gettysburg, PA 17325
 Attorney: Douglas C. Lovinsky, Esq., 1500 West College Avenue, State College, PA 16801

ESTATE OF JOHN E. MESSINGER, DEC'D

Late of McSherrystown Borough, Adams County, Pennsylvania
 Co-Executors: Todd Edward Messinger & Kerry Neiderer, c/o Strausbaugh Law, PLLC, 1201 West Elm Ave., Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Ave., Suite #2, Hanover, PA 17331

Continued on page 7

(SECOND PUBLICATION)**ESTATE OF BRENDA G. ORNDORFF,
DEC'D**

Late of Conewago Township, Adams
County, Pennsylvania

Co-Executors: Ronald F. Orndorff, 80
Peanut Drive, Hanover, PA 17331;
Loyola Keffer, 200 Honeysuckle Court,
Hanover, PA 17331

Attorney: Clayton A. Lingg, Esq., Mooney
Law, 230 York Street, Hanover, PA
17331

**ESTATE OF SHELBY J. SCHULTZ,
DEC'D**

Late of Franklin Township, Adams
County, Pennsylvania

Executor: Frederick L. Schultz, 1413
Regent St., Annapolis, MD 21403

**ESTATE OF DONALD STOCK, JR.,
DEC'D**

Late of Latimore Township, Adams
County, Pennsylvania

Executor: David H. Stock, c/o Cipriani &
Werner, 45 East Orange St.,
Lancaster, PA 17602

Attorney: Jeffrey C. Gray, Esq., Cipriani
& Werner, 45 East Orange St.,
Lancaster, PA 17602

**ESTATE OF KARL MELVIN WANTZ,
DEC'D**

Late of the Borough of Gettysburg,
Adams County, Pennsylvania

Administratrix: Catherine Elizabeth Ault,
c/o David W. Crosson, Esq., Crosson &
Richetti, LLC, 609 W. Hamilton St.,
Suite 301, Allentown, PA 18101

Attorney: David W. Crosson, Esq.,
Crosson & Richetti, LLC, 609 W.
Hamilton St., Suite 301, Allentown, PA
18101

THIRD 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

