

Adams County Legal Journal

Vol. 63

April 29, 2022

No. 52

Invest with Experience.

The right financial partner will help you plan for the future and manage investments with you and your family's best interests first and foremost. No need to look further...you've found the right partner at ACNB Bank.

Securities and Insurance Products are: NOT FDIC INSURED • MAY LOSE VALUE • NOT BANK GUARANTEED • NOT A DEPOSIT • NOT INSURED BY ANY FEDERAL GOVERNMENT ENTITY



ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.

All rights reserved.

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2022-SU-0000192
ACTION TO QUIET TITLE

250 SOUTH FRANKLIN, LLC, Plaintiff
vs.

ANY AND ALL UNKNOWN HEIRS OR
ASSIGNS OF HARVEY KYLE and
WILLIAM PENN, Defendants

NOTICE

TO: ANY AND ALL UNKNOWN HEIRS
OR ASSIGNS OF HARVEY KYLE and
WILLIAM PENN

ORDER FOR DEFAULT JUDGMENT

AND NOW, this 21 day of April, 2022, an Affidavit of Service of the Complaint with Notice to Defend having been filed, and no Answer having been made by Defendants, upon consideration of the Motion of Plaintiff pursuant to Pa. R.C.P 1066(a) it is hereby ORDERED that Defendants be forever barred from asserting any right, lien, title or interest in the below land inconsistent with the interest or claim of Plaintiff set forth in the Complaint, unless Defendants take action to assert its claim within thirty (30) days hereafter. If such action is not taken within thirty (30) days, the Prothonotary on Praecepto of Plaintiff may enter final judgment.

Tax Parcel No. 16010-0218A-000
Borough of Gettysburg, Adams
County, Pennsylvania

BEGINNING at a point on the western edge of a 12 foot wide paved alley and at the southeast corner of Lot No. 2 on the hereinafter recited subdivision plan, which point is South 6 degrees 32 minutes 50 seconds West 86.77 feet from the northwest corner of said alley and the southern edge of West High Street; thence along the western edge of said 12 foot alley South 6 degrees 32 minutes 50 seconds West 86.77 feet to an iron pin; thence along the northern edge of another 12 foot wide paved alley North 83 degrees 49 minutes 00 seconds West 130.29 feet to a steel pin at the southwest corner of Lot No. 1 of the hereinafter recited subdivision plan; thence

along the eastern line of Lot No. 1 North 5 degrees 45 minutes 3 seconds East 85.96 feet to a point; thence along the southern line of Lot No. 1 South 84 degrees 10 minutes 12 seconds East 131.49 feet to a point, the place of BEGINNING. Containing 11,304 square feet, more or less.

Being designated as Lot No. 3 on the subdivision plan of S&D Apartments dated September 16, 1985, per Boyer Surveys, and which is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 43 at Page 1.

It is further ORDERED that Plaintiff may serve a copy of this Order upon unknown Defendants by publication one time in a newspaper of general circulation in Adams County, Pennsylvania and one time in the Adams County Legal Journal, and by posting same upon the Property located at Tax Parcel No. 16010-0218A-000, Borough of Gettysburg, Adams County, Pennsylvania.

By the Court:
S/ Thomas R. Campbell
J.

4/29

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the HISTORIC CHURCH WALKING TOURS, a Pennsylvania business corporation, having a registered address of P.O. Box 3272, Gettysburg, Pennsylvania, 17325 that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

4/29

CORPORATION
DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the SPANGLER OIL, INC. has approved a resolution to cease operations as of December 22, 2021 and has filed Articles of Dissolution with the Commonwealth of Pennsylvania pursuant to the Business Corporation Law of 1988. Any party in interest may contact:

c/o Nathan C. Wolf, Esq.
Wolf & Wolf, Attorneys at Law
10 West High Street
Carlisle, PA 17013

4/29

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 May 20th, 2022 at 10:00 a.m.

No. 19-SU-939

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP vs.

Debra A. Frantz

Property Address: 41 Birch Drive, Hanover, PA 17331
UPI/Tax Parcel Number: 08021-0222-000

Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$222,943.41
Attorneys for Plaintiff: KML Law Group, P.C.

No. 20-SU-209

Finance of America Reverse LLC vs.

Nevelin T. Putnam

Property Address: 3751 Fairfield Road, Gettysburg, PA 17325
UPI/Tax Parcel Number: 20C14-0051-000

Owner(s) of property situate in Hamiltonban Township and partly in Highland Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$243,502.85
Attorneys for Plaintiff: LOGS Legal Group LLP

No. 18-SU-464

MidFirst Bank vs.

Riggo Roberge

Property Address: 124 Bollinger Road, Littlestown, PA 17340
UPI/Tax Parcel Number: 15J18-0049-000

Owner(s) of property situate in Germany Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$255,601.59
Attorneys for Plaintiff: KML Law Group, P.C.

No. 16-SU-910

American Advisors Group vs.

Carol S. Siliezar and Giovanni O. Siliezar

Property Address: 180 Municipal Road, Hanover, PA 17331
UPI/Tax Parcel Number: 04K12-0093-000

Owner(s) of property situate in Berwick Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$79,800.65
Attorneys for Plaintiff: McCabe, Weisberg & Conway, LLC
123 S. Broad Street, Suite 1400 Philadelphia, PA 19109

No. 20-SU-329

Wells Fargo Bank, N.A. vs.

Kerry Lynn Snyder

Property Address: 6684 Old Harrisburg Road, York Springs, PA 17372
UPI/Tax Parcel Number: 2210S-0016C-000

Owner(s) of property situate in Huntington Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$236,261.30
Attorneys for Plaintiff: Brock & Scott, PLLC

No. 20-SU-110

Lakeview Loan Servicing, LLC vs.

Shawn L. Sweigart and Joanne Sweigart

Property Address: 4900 Old Harrisburg Road, Gettysburg, PA 17325
UPI/Tax Parcel Number: 40H07-0051-000

Owner(s) of property situate in Tyrone Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$157,775.32
Attorneys for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

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

4/22, 4/29, & 5/6

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.



LESLIE Vocational Consulting

Sincerity. Honesty. Reliability.
Celebrating 20+ Years of Business

**Vocational Expert Testimony
& Rehabilitation Services**

Sterling Center
26E East Roseville Road
Lancaster, PA 17601

(717) 435-9693
(717) 435-9453 (fax)
www.leslievc.com

Terry P. Leslie, M.Ed., CRC, ABVE/D, LPC
President/Vocational Expert



What are your clients' favorite things?

Chances are, your clients care deeply about certain organizations and causes. Help them bring their dreams to fruition with free philanthropic planning tools and ongoing support from the Adams County Community Foundation.

- Expertise in all areas of gift planning
- Free, confidential consultations
- Respect for your client relationships
- Facilitation of charitable giving in Adams County and beyond

To find out more, contact Ralph M. Serpe:
717-337-0060 / rserpe@adamscountycf.org



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



Good for your clients. Good for the 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 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 MARY C. CAMLIN a/k/a MARY CATHERINE CAMLIN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Dean Robert Camlin, 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 ALDON W. CRANDELL, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Faith M. Boyer, 65 Chesapeake Estates, Thomasville, PA 17364

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

ESTATE OF DOLORES V. SHUPE, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Ray M. Shupe, 190 Hunterstown Road, Gettysburg, PA 17325

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

ESTATE OF LESTER E. STAMBAUGH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Karen A. Yingling, c/o Kenneth Lee Eckard, Esq., 180 Darlene Street, York, PA 17402-5053

Attorney: Kenneth Lee Eckard, Esq., 180 Darlene Street, York, PA 17402-5053

ESTATE OF STEVEN D. STAUFFER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Andrew G. Stauffer, 1592 Marburg Road, Spring Grove, PA 17362

Attorney: Ann C. Shultis, Esq., Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

ESTATE OF MARGARET MARY TATE, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Philip G. Tate, c/o Barbara Entwistle, Esq., Entwistle & Roberts, PC, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, PC, 37 West Middle Street, Gettysburg, PA 17325

SECOND PUBLICATION

ESTATE OF CORNELIUS C. KNORR, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Co-Executors: Cornelius C. Knorr, 505 Knorr Road, Gettysburg, PA 17325; Janet Knorr Repucci, 35 Priscilla Road, Hopkinton, MA 01748

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

ESTATE OF MARY B. LIVINGSTON, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Miriam T. Andrade, c/o Barbara Entwistle, Esq., Entwistle & Roberts, PC, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, PC, 37 West Middle Street, Gettysburg, PA 17325

ESTATE OF CARL W. MYERS, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Administrator: David E. Myers, c/o John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

ESTATE OF DAVID MICHAEL SNEERINGER, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

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

ESTATE OF CARL E. WALTERS, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Jessica L. Southern a/k/a Jessica L. McCullock, 5820 Cypress Street, Zephyrhills, FL 33542

Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

THE FRANK R. WILLHEIM, SR. REVOCABLE TRUST, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Trustee: Wells Fargo Bank, N.A., c/o Sharon E. Myers, Esq., 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

THIRD PUBLICATION

ESTATE OF HAROLD ERNST, JR., DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: David D. Ernst, 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 JEFFREY CRAIG FISSEL a/k/a JEFFREY C. FISSEL, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrator: Lowell Pepple, 5980 Chambersburg Road, Orrtanna, PA 17353

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF JAY C. HARTMAN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Merial E. Heldt, 2068 Harston Trail, The Villages, FL 32162

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

ESTATE OF MARYLIN DELL HUMPHREY a/k/a MARYLIN PRICE HUMPHREY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Patricia L. Henry, 1606 Village Market Boulevard, Apt. 402, Leesburg, VA 20175

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

THIRD PUBLICATION CONTINUED

ESTATE OF EUGENE F. KUHN a/k/a
EUGENE FRANCIS KUHN, DEC'D

Late of Mt. Pleasant Township, Adams
County, Pennsylvania

Administrator: Dean Anthony Kuhn,
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 BARRY J. SEASE, DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executrix: Kristin S. Voigt, 13719
Moser Road, Thurmont, MD 21788

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

ESTATE OF KAROLYN K. SOWERS,
DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Executrix: Kandi Sue Kissinger a/k/a
Kandi S. Kissinger, c/o Adam S.
Bernick, Esq., Law Offices of Adam
S. Bernick, 2047 Locust Street,
Philadelphia, PA 19103

Attorney: Adam S. Bernick, Esq., Law
Offices of Adam S. Bernick, 2047
Locust Street, Philadelphia, PA
19103

ESTATE OF ANNE MARIE TYLER,
DEC'D

Late of Hamilton Township, Adams
County, Pennsylvania

Executor: Timothy J. Tyler, 100 Green
Tree Drive, New Oxford, PA 17350

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

ESTATE OF CONNIE MAE VANDERAU
a/k/a CONNIE MAE GRINAGE, DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Executrix: Kathy Michele Tosten, 2822
York Road, Gettysburg, PA 17325

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

ESTATE OF ROBERT W. ZEIGLER,
DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Executrix: Sonya Ewing, 293 Poplar
Drive, Boiling Springs, PA 17007

Attorney: John A. Wolfe, Esq., Wolfe,
Rice & Quinn, LLC, 47 West High
Street, Gettysburg, PA 17325