

# Adams County Legal Journal

Vol. 63

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No. 43

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## 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.

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# NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following account with statements of proposed distribution filed therewith have been filed in the Office of Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County-Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on 02/28/2022, at 8:30 a.m.

**WORLEY**—Orphans' Court Action Number OC-129-2000. First and Final Account of PNC BANK, NATIONAL ASSOCIATION, PETITIONER of the Estate of GEORGE WORLEY, late of Adams County, Pennsylvania.

**DARYMAN**—Orphans' Court Action Number OC-3-2022. First and Final Account of JAY E DARYMAN, PETITIONER of the Estate of THOMAS G. DARYMAN, late of Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

2/18 & 2/25

COURT OF COMMON PLEAS  
CIVIL DIVISION  
ADAMS COUNTY  
NO: 2021-SU-1133

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, PLAINTIFF  
vs.

Joel Benjamin Zimmerman, known Heir of Virgil Love, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Virgil Love, Deceased, DEFENDANTS

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Virgil Love, Deceased: TAKE NOTICE THAT THE Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 has filed an action Mortgage Foreclosure, as captioned above.

# NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. 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, 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Adams County Bar Association  
Court Administrator  
Adams County Courthouse  
117 Baltimore Street  
Gettysburg, PA 17325

LOGS Legal Group LLP  
By: Christopher A. DeNardo,  
PA I.D. NO. 78447  
Kristen D. Little  
PA I.D. NO. 79992  
Elizabeth L. Wassall  
PA I.D. NO. 77788  
Leslie J. Rase  
PA I.D. NO. 58365  
Samantha Gable  
PA I.D. NO. 320695  
Lily Calkins  
PA I.D. NO. 327356  
Heather Riloff  
PA I.D. NO. 309906  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Telephone: (610) 278-6800  
E-Mail: pahelp@logs.com  
LLG File No. 21-066422

2/25

# NONPROFIT ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 29, 2021, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is THE LANDS AT CUMBERLAND VILLAGE MARSH CREEK HOMEOWNERS ASSOCIATION.

The purpose for which it will be organized is: To be a unit owners' association that provides for the management, maintenance and care of the residential project located in Cumberland Township, Adams County, Pennsylvania, known as The Lands at Cumberland Village, Marsh Creek, A Planned Community.

McNees Wallace & Nurick LLC  
100 Pine Street  
Harrisburg, PA 17101

2/25

## 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 March 18th, 2022 at 10:00 a.m.

**No. 16-NO-1083**

**New Oxford Municipal Authority**  
vs.

**Louis Jose Cavicchio, IV, Lesa M. Ferris**

Property Address: 430 Onyx Road, New Oxford, PA 17350

UPI/Tax Parcel Number:  
35J12-0238---000

Owner(s) of property situate in Oxford Township, Adams County, Pennsylvania  
Improvements Thereon: Residential  
Judgment Amount: \$1,758.09  
Attorneys for Plaintiff:  
Stock and Leader

**No. 19-SU-1010**

**Wells Fargo Bank, N.A.**  
vs.

**Jason A. Forsythe, Lori A. Forsythe**  
Property Address: 1 Howard Drive, East Berlin, PA 17316

UPI/Tax Parcel Number:  
23101-0013A---000

Owner(s) of property situate in Latimore Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$203,517.31  
Attorneys for Plaintiff:  
Brock & Scott, PLLC

**No. 19-SU-101**

**JPMorgan Chase Bank, National Association**  
vs.

**Joshua W. Francisco, Megan C. Beaty**  
Property Address: 198 Hunterstown

Hampton Road, Gettysburg, PA 17325  
UPI/Tax Parcel Number:  
38H10-0059-00-00000

Owner(s) of property situate in Straban Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$135,688.36  
Attorneys for Plaintiff:  
Logs Legal Group LLP

**No. 21-SU-548**

**Lakeview Loan Servicing, LLC**  
vs.

**Elizabeth M. Graham Solely in Her Capacity as Administratrix of The Estate of Gregory Blank, Deceased**  
Property Address: 182 East King Street, Abbottstown, PA 17301  
UPI/Tax Parcel Number: 0020023000

Owner(s) of property situate in the Borough of Abbottstown, Adams County, Pennsylvania  
Improvements thereon consist of:  
Residential Real Estate

Judgment Amount: \$124,055.24  
Attorneys for Plaintiff:  
Stern & Eisenberg PC

**No. 21-NO-151**

**Cumberland Township Authority**  
vs.

**David Mackercher**  
Property Address: 1475 Chambersburg Road, Gettysburg, PA 17325  
UPI/Tax Parcel Number:  
09E12-0070---000

Owner(s) of property situate in Cumberland Township, Adams County, Pennsylvania  
Improvements thereon of the residential dwelling and lot  
Judgment Amount: \$975.39  
Attorneys for Plaintiff:  
Salzmann Hughes  
79 St. Paul Drive  
Chambersburg, PA 17201

**No. 20-SU-235**

**Wells Fargo Bank, N.A.**  
vs.

**Daniel Edward McVey, Rachel Lee McVey**

Property Address: 15 Pecan Trail, Fairfield, PA 17320  
UPI/Tax Parcel Number:  
43037-00180-000

Owner(s) of property situate in the Borough of Carroll Valley f/k/a Liberty Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount \$235,046.65  
Attorneys for Plaintiff:  
Brock & Scott, PLLC

**No. 15-TL-128**

**Gettysburg Municipal Authority**  
vs.

**Jolene E. Pollock**  
Property Address: 104 North Howard Avenue, Gettysburg, PA 17325  
UPI/Tax Parcel Number:  
16006-0047A---000

Owner(s) of property situate in the Borough of Gettysburg, Adams County, Pennsylvania  
Improvements Thereon: a residence is constructed on the property  
Judgment Amount: \$14,424.51  
Attorneys for Plaintiff:  
Hartman & Yannetti

**No. 21-SU-653**

**U.S. Bank Trust National Association, As Trustee of The Bungalow Series III Trust**  
vs.

**Deborah Jewell Robinson, Wright Charles Robinson, III**  
Property Address: 77 South Gala, Littlestown, PA 17340  
UPI/Tax Parcel Number:  
27004-0041-000

Owner(s) of property situate in the Borough of Littlestown, Adams County, Pennsylvania  
Improvements thereon:  
Residential Dwelling  
Judgment Amount: \$150,719.38  
Attorneys for Plaintiff:  
Friedman Vartolo, LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

**No. 20-SU-131**

**Nationstar Mortgage LLC D/B/A Champion Mortgage Company**  
vs.

**Ruth E. Weaver, Stephen F. Weaver**  
Property Address: 248 South Jefferson Street, Hanover, PA 17331  
UPI/Tax Parcel Number:  
08009-0193---000

Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$189,564.77  
Attorneys for Plaintiff  
Robertson, Anschutz, Schneid, Crane & Partners, 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  
www.adamscounty.us

2/18, 2/25, & 3/4



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Gettysburg, PA 17325  
[www.adamscountycf.org](http://www.adamscountycf.org)



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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 WILLIAM J. CASHIN, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administratrix: Patricia A. Cashin, c/o Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF MICHAEL DIVANNA, SR., DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Anthony DiVanna, 60 Poplar Hill Road, Covington, GA 30014

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

**ESTATE OF KAREN J. KRATZ, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executor: Michael W. Kratz, 519 Grant Drive, Gettysburg, PA 17325

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

**SECOND PUBLICATION****ESTATE OF WANDA M. ELMORE, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executor: Ryan Elmore, 10 Main Street, Biglerville, PA 17307

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

**ESTATE OF ROMA L. HARNER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Douglas L. Harner, 981 Biglerville Road, Gettysburg, PA 17325

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

**ESTATE OF JOAN R. KRAWCZAK, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executor: Nicholas A. Krawczak, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

**ESTATE OF RUTH C. LINEBAUGH, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Rebecca Young and Jimmie A. Linebaugh, 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

**ESTATE OF JEANNINE MAE MILLER, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

M. Eugene Miller, Jr., 2925 Mummamsburg Road, Gettysburg, PA 17325

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

**ESTATE OF MARY SUSAN MILLER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Barbara J. Schildt and Frank C. Myers, III, 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

**ESTATE OF WAYNE H. MUMMERT, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Personal Representative: Keith A. Mummert, 217 Lincoln Way East, New Oxford, PA 17350

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

**ESTATE OF AMANDA R. PARIS, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Administrators: Patricia J. Paris and Ray H. Paris, 1175 Hoffman Road, Gettysburg, PA 17325

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

**ESTATE OF LOUIS M. SANDERS, SR., DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Co-Executors: Lori L. Foltz and Louis M. Sanders, Jr., c/o Scott J. Strausbaugh, Esq., 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 PATRICIA A. SIMPSON, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Emily R. Simpson, 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 THOMAS EDWARD SNYDER, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Administrator: Daulton G. Snyder, c/o Wayne M. Pecht, Esq., Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043

Attorney: Wayne M. Pecht, Esq., Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043

**ESTATE OF WILLIAM DRAYTON STODART, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Administratrix: Cassandra Stodart, 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

**THIRD PUBLICATION****ESTATE OF VIRGINIA LEE COLEMAN, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

C. Ronald Coleman, 22 Pemberton Drive, East Berlin, PA 17316

Attorney: Thomas R. Nell, Esq., 130 W. King Street, Box 1019, East Berlin, PA 17316

**THIRD PUBLICATION CONTINUED****ESTATE OF JOHN F. de CHEUBELL, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Personal Representative: G. Steven McKonly, 119 Baltimore Street, Hanover, PA 17331

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

**ESTATE OF BEVERLY P. DIXON a/k/a BEVERLY PATRICIA DIXON, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

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

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

**ESTATE OF DALE J. DIXON, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Dustin M. Dixon, 18335 Roy Croft Drive, Hagerstown, MD 21740

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

**ESTATE OF JOHN LOUIS DOBER, III, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administratrix: Christina L. Fallin, 460 Baltimore Street, Gettysburg, PA 17325

Attorney: Jeffery M. Cook, Esq., Attorney at Law, 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF THOMAS HALL GORDON, JR., DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Administrator: Joseph James Gordon, 20 Kenwood Drive Carlisle, PA 17013

Attorney: Timothy S. Sponseller, Esq., Sponseller/Graham, LLC, 223 Lincoln Way East, Chambersburg, PA 17201

**ESTATE OF WILLIAM M. GRANDIA, II, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Christine L. Mosso, c/o John D. Miller, Jr., Esq., MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401

Attorney: John D. Miller, Jr., Esq., MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401

**ESTATE OF SHELLEY ANN KELLOGG, DEC'D**

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executor: Matthew Fletcher, 7 Oregon Street, Mercersburg, PA 17236

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

**ESTATE OF MARILYN DAHLSTROM MEIKELL, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325

Attorney: Robert L. McQuaide, Esq., Barley Snyder LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

**ESTATE OF DOROTHY M. NUNEMAKER a/k/a DOROTHY MARIE NUNEMAKER, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Valerie J. Redding, 75 Matthew Drive, New Oxford, PA 17350

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

**ESTATE OF KAY PHILLIPS, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Steven R. Walter, 18 Cedar Street, Round Hill, VA 20141

Attorney: Matthew L. Guthrie, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF OPAL R. REED, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Personal Representative: Donna Bolger, 9 Walnut Street, Littlestown, PA 17340

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

**ESTATE OF BERNADETTE G. SMITH, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Administrator CTA: Edward F. Smith, 135 Cherry Lane, Doylestown, PA 18901

**ESTATE OF MARK L. SNYDER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executor: Douglas A. Snyder, 55 Emerald Lane, New Oxford, PA 17350

Attorney: Jennifer M. Stetter, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF SHIRLEY P. WALTER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Rodger K. Walter, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

**ESTATE OF EMILY J. WILLIAMS, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Jill M. Elledge, 2784 York Road, Gettysburg, PA 17325

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