

Adams County Legal Journal

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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; Dr. B. Bohleke (since 2019), Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 337-9812

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LEGAL NOTICE - SPECIAL MEETING

A Special Meeting of the POLICYHOLDERS of Protection Mutual Insurance Company of Littlestown, will be held October 24, 2023, at 6:00 p.m. to 8:00 p.m. at the Company's office located at 101 South Queen Street, Littlestown, PA 17340. This meeting is called to allow in-person voting and to count previously mailed proxies regarding the Merger Proposal between Protection Mutual Insurance Company of Littlestown and Community Insurance Company, Allentown, PA, and other pertinent Company business.

Attest: Scott A. Hawk Secretary

09/29, 10/06, 10/13, & 10/20

heriffsales to enforce the court judgment of \$61,141.72, plus fees, costs and other charges obtained by Plaintiff, against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Patrick J. Wesner, Esq., 9000 Midlantic Dr., #300, P.O. Box 5054, Mt. Laurel, NJ 08054. To find out how much you must pay, you may call (856) 810-5815. 2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at (717) 337-9828 or Patrick J. Wesner, Esq. at (856) 810-5815. 2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at (717) 337-9828 or Patrick J. Wesner, Esq. at (856) 810-5815. 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 6. You may

be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution. 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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 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 St. Gettysburg, PA 17325 (717) 337-9846

10/13

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

COURT OF COMMON PLEAS ADAMS COUNTY NO. 2023-SU-0120

CIVIL ACTION MORTGAGE FORECLOSURE

US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust, Plaintiff vs. Christopher A. Kissell, Defendant

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY TO: Christopher A. Kissell, Defendant, 2168 Carlisle Pike, Hanover, PA 17331. The real estate located at 2168 Carlisle Pike, Hanover, PA 17331, is scheduled to be sold at Sheriff's Sale on 1/19/24 at 10:00 am, at www.Bid4Assets.com/adamscountys

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 presented to the Court of Common Pleas of Adams County-Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on 10/20/2023, 08:30am.

FISSEL—Orphan's Court Action Number – OC-70-2023. Petition for Adjudication/Statement of Proposed Distribution. Estate of JEFFREY CRAIG FISSEL, late of Adams County, Pennsylvania.

BOWERS—Orphan's Court Action Number – OC-96-2023. Petition for Adjudication/Statement of Proposed Distribution. Estate of JACKIE J. BOWERS, late of Adams County, Pennsylvania.

SHOVER—Orphan's Court Action Number – OC-105-2023. Petition for Adjudication/Statement of Proposed Distribution. Estate of BLAINE F. SHOVER, late of Adams County, Pennsylvania.

SMALE—Orphan's Court Action Number – OC-106-2023. Petition for

Adjudication/Statement of Proposed Distribution. Estate of DOROTHY BERNICE SMALE, late of Adams County, Pennsylvania.

Kelly A. Lawver Clerk of Courts

10/6 & 10/13

NOTICE FOR ALTERNATIVE SERVICE

COURT OF COMMON PLEAS ADAMS COUNTY NO. 2023-SU-0694

CIVIL ACTION LAW & EQUITY

Conewago Township, Plaintiff vs. James Thomas, Defendant

NOTICE

TO: JAMES THOMAS - PLEASE TAKE NOTICE that a pleading seeking relief against James Thomas has been filed in the above-captioned matter. The nature of the relief being sought is as follows:

The Plaintiff has filed a Complaint in Equity requesting that the Court issue an Order that authorizes the following actions with respect to the property located at 384 Maple Avenue, Hanover, 17331, Pennsylvania Adams County Parcel ID 08008-0086--000 (the "Property"): (i) remove all accumulated rubbish from the exterior of Property; (ii) permit the Plaintiff to enter the Property and remove accumulated rubbish from the exterior of the Property; (iii) restrain future violations of Conewago Township's Code pertaining to unlawful accumulation of rubbish; and (iv) assess against the Property the Plaintiff's costs and attorney's fees in gaining compliance and performing the above actions.

If you wish to defend, you must enter a written appearance personally or by 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 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 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.

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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 Telephone: (717) 337-9846

By: E. Lee Stinnett II, Attorney I.D. # 307128 Isaac P. Wakefield, Attorney I.D. # 311909 Elizabeth L. Kramer, Attorney I.D. # 324651 Salzmann Hughes, P.C. 1801 Market St., Suite 300 Camp Hill, PA 17011 Telephone: (717) 234-6700 Fax: 717-249-7334 Attorneys for Plaintiff

10/13

FOREIGN REGISTRATION

NOTICE IS HEREBY GIVEN THAT an application was made to the Department of State of the Commonwealth of Pennsylvania by Wiener and Daniels, D.P.M., P.A., a foreign corporation formed under the laws of the State of Maryland, for a Certificate of Authority to do business in Pennsylvania as Wiener and Daniels, D.P.M., P.C. (the "Corporation") under the provisions of the Pennsylvania Business Corporation Law of 1988. The address of the principal office of the Corporation under the laws of the jurisdiction of formation is 20 Crossroads Drive, #15, Owings Mills, MD 21117. The registered office in Pennsylvania is located at 525 West Middle Street, Gettysburg, PA 17325. FOX ROTHSCHILD LLP, Solicitors 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

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EMPLOYMENT NOTICE

Becker Law Group, P.C. (Hanover, PA) seeks full time attorney, preferably with trial experience. Practice areas include family law, commercial litigation, and business law. We are willing to train someone who previously practiced only criminal law. The firm has competitive compensation packages including originating fees, production bonuses, paid vacations and holidays, 401(k) with employer match, and group health insurance.

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rserpe@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 of or 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 BENNY M. AKERS, DEC'D
Late of Hamiltonban Township, Adams County, Pennsylvania

Executrix: Frances A. Reed, 1820 Thornbury Drive, Ambler, PA 19002
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF DALE R. BAILOR, DEC'D
Late of Huntington Township, Adams County, Pennsylvania

Executrix: Julie R. Thomas, 2040 Idaville Road, York Springs, PA 17372
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF PATSY N. DODERICK a/k/a PATSY LIVINGSTON DODERICK, DEC'D
Late of Carroll Valley Borough, Adams County, Pennsylvania

Executrix: Kristina G. Welty, c/o Salzmann Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325
Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325

ESTATE OF MITCHELL EDWIN FLOOK, DEC'D

Late of Butler Township, Adams County, Pennsylvania
Personal Representatives: Katlin Cooper, 2649 Coon Road, Aspers, PA 17304; Jared M. Flook, 945 Goldenville Road, Gettysburg, PA 17325
Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF ROBERT E. GITT, DEC'D
Late of Mount Joy Township, Adams County, Pennsylvania
Executrix: Christine L. Wood, 3825 Baltimore Pike, Littlestown, PA 17340
Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF DOROTHY E. HARTLAUB, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
Administratrix: Kathy M. Myers, 331 Basehoar School Road, Littlestown, PA 17340
Attorney: David K. James III, Esq., 234 Baltimore St., Gettysburg, PA 17325

ESTATE OF DONNA J. HUMMEL, DEC'D

Late of Littlestown Borough, Adams County, Pennsylvania
Executrix: Samantha J Rife, 3075 Emmitsburg Road, Gettysburg, PA 17325

ESTATE OF MARY T. MILLER, DEC'D

Late of Union Township, Adams County, Pennsylvania
Co-Executrices: Mary M. Miller and Veronica A. Miller a/k/a Veronica M. Miller, 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 ROBERT M. POWELL, JR., DEC'D

Late of Straban Township, Adams County, Pennsylvania
Co-Executors: Craig A. Powell, 75 Malek Drive, Hanover, PA 17331; Kevin R. Powell, 3420 Toledo Terrace, Apt. 452, Hyattsville, MD 20782; Terry R. Powell, 94 East York Street, Apt. #5, Biglerville, PA 17307
Attorney: Harold A. Eastman, Jr., Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF GENEVIEVE E. REESE, DEC'D

Late of Berwick Township, Adams County, Pennsylvania
Executor: Charles A. Hockensmith a/k/a Charles A. Hockensmith, Jr., c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403-5193
Attorney: Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403-5193

ESTATE OF KEITH L. SHARRAH, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
Administratrix: Donna T. McClellan, 305 Table Rock Road, Gettysburg, PA 17325
Attorney: Bernard A. Yannetti, Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF WILLIAM R. WAGENSELLER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania
Administratrix: Andrea Wagenseller, 1345 Hilltown Road, Biglerville, PA 17307
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF MICHAEL E. WRIGHT, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania
Executrix: Terry Graham, 3671 Clearview Drive, Heritage, PA 16148
Attorney: Harold A. Eastman, Jr., Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

SECOND PUBLICATION

ESTATE OF PATSY J. CHILCOTE, DEC'D

Late of Bonneauville Borough, Adams County, Pennsylvania
Executor: Mack Chilcote, 20 Sunset Drive, Gettysburg, PA 17325
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

Continued on page 6

(SECOND PUBLICATION CONTINUED)

ESTATE OF LEROY R. GRAMS, DEC'D
Late of Tyrone Township, Adams
County, Pennsylvania
Co-Executors: Shari G. Therit, 140 West
Reynolds Road, New Oxford, PA
17450; Darrin L. Grams, 541 North
Franklin Street, Hanover, PA 17331
Attorney: Matthew L. Guthrie, Esq.,
Barley Snyder, LLP, 14 Center Square,
Hanover, PA 17331

ESTATE OF JEANNE M. HERTZ, DEC'D
Late of McSherrystown Borough, Adams
County, Pennsylvania
Executor: Jeffrey D. Hertz, 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 ROBERT G. LEEDY, DEC'D
Late of Straban Township, Adams
County, Pennsylvania
Executor: Tony Leedy, 1129 Old Route
30, P.O. Box 141, Cashtown, PA
17310
Attorney: John A. Wolfe, Esq., Wolfe,
Rice, & Quinn, LLC, 47 West High
Street, Gettysburg, PA 17325

ESTATE OF JOHN T. MURDORF, DEC'D
Late of Liberty Township, Adams County,
Pennsylvania
Executor: Duane Sanders, c/o Kulla,
Barkdoll & Stewart, P.C., 9 E. Main St.,
Waynesboro, PA 17268
Attorney: Clinton Barkdoll, Esq., Kulla,
Barkdoll & Stewart, P.C., 9 E. Main St.,
Waynesboro, PA 17268

ESTATE OF ZETH ROBERT SMITH,
DEC'D
Late of Fairfield Borough, Adams County,
Pennsylvania
Administrators: Terry W. Smith & Belinda
K. Smith, 16 W. Main Street, Fairfield,
PA 17320
Attorney: Clayton A. Lingg, Esq., Mooney
Law, 230 York Street, Hanover, PA
17331

THIRD PUBLICATION

ESTATE AND TRUST OF ROGENE
RILEY BLOCHER, a/k/a ROGENE R.
BLOCHER, DEC'D
Late of Huntington Township, Adams
County, Pennsylvania
Executor & Trustee: Terrence L. Riley,
c/o JSDC Law Offices, Suite C-400,
555 Gettysburg Pike, Mechanicsburg,
PA 17055
Attorney: Edward P. Seeber, Esq., JSDC
Law Offices, Suite C-400, 555
Gettysburg Pike, Mechanicsburg, PA
17055
(717) 533-3280

ESTATE OF HAZEL J. GEBHART, DEC'D
Late of Straban Township, Adams
County, Pennsylvania
Co-Executors: Linda Shupe, 140 Artillery
Drive, Gettysburg, PA 17325; Robert
M. Fowler, 942 Mountain Road, York
Springs, PA 17372; Larry J. Fowler,
5480 NC Highway 71 N, Maxton, NC
28364
Attorney: Bernard A. Yannetti, Esq.,
Hartman & Yannetti, Inc., Law Office,
126 Baltimore Street, Gettysburg, PA
17325

ESTATE OF OLGA JUDITH
HOCKENBERRY, DEC'D
Late of Straban Township, Adams
County, Pennsylvania
Co-Executors: Michael L. Hess, 1021 Big
Mount Road, Dover, PA 17315; Randy
L. Hartlaub, 84 St. Georgia Avenue,
Hanover, PA 17331
Attorney: Bernard A. Yannetti, Esq.,
Hartman & Yannetti, Inc., Law Office,
126 Baltimore Street, Gettysburg, PA
17325

ESTATE OF LORETTA M. HOFFMAN,
DEC'D
Late of Tyrone Township, New Oxford,
Adams County, Pennsylvania
Co-Executors: Lisa Kuhn, 4820-114 Old
Harrisburg Road, Gettysburg, PA
17325; Robert J. Hoffman, Jr., 111
Pond Road, Gardners, PA 17324
Attorney: Jeffery M. Cook, Esq., 234
Baltimore Street, Gettysburg, PA
17325

ESTATE OF CATHERINE N. KAMMERER,
DEC'D
Late of Straban Township, Gettysburg,
Adams County, Pennsylvania
Executor: Richard Kammerer, 101
Hunterstown Hampton Road,
Gettysburg, PA 17325
Attorney: Matthew R. Battersby, Esq.,
Battersby Law Office, P.O. Box 215,
Fairfield, PA 17320

ESTATE OF BETTY LOUISE MILLER,
DEC'D
Late of Oxford Township, Adams County,
Pennsylvania
Administratrix: Amy Lefebvre, 757
Tritapoe Drive, Knoxville, MD 21758

ESTATE OF CAROL L. WHEELER, DEC'D
Late of Latimore Township, Adams
County, Pennsylvania
Executrix: Sherri D. Wheeler, 404
Goodyear Road, Gardners, PA 17324
Attorney: Adam D. Boyer, Barley Snyder,
Suite 101, 123 Baltimore Street,
Gettysburg, PA 17325

ESTATE OF JAMES LYNN WRIGHT,
JR., DEC'D
Late of Bonneauville Borough, Adams
County, Pennsylvania
Administratrix: Kaycee Lynn Wright,
1575 Fish and Game Road
Littlestown, PA 17340
Attorney: Thomas E. Miller, Esq., Law
Office of Thomas E. Miller, Esquire,
LLC, 249 York Street, Hanover, PA
17331