

Adams County Legal Journal

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No. 47

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about March 14, 2024, for the incorporation of **Alexander's Plumbing, Inc.** under the Pennsylvania Business Corporation Law of 1988. The initial registered office of the corporation is 126 West Main Street, P.O. Box 443, Fairfield, PA 17320.

Bernard A. Yannetti, Jr., Esq.
Hartman & Yannetti, Inc.
Solicitor

3/22

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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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MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS
ADAMS COUNTY, PA
CIVIL ACTION - LAW
NO. 2023-SU-0120
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 7/19/24 at 10:00 am, at
www.Bid4Assets.com/adamscountysheriff
sales 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 Admin.
Adams County Courthouse
111-117 Baltimore St.
Gettysburg, PA 17325
717.337.9846

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 DAVID G. DEOMS, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
 Administratrix: Jamie F. Garretson, 95 Gablers Road, Aspers, PA 17304
 Attorney: Harold A. Eastman, Jr., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF NADIA N. HULSE a/k/a

NADIA NORA HULSE, DEC'D

Late of Tyrone Township, Adams County, Aspers, Pennsylvania
 Executor: Morton F. Hulse, Jr., 70 East Chestnut Hill Road, Aspers, PA 17304
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF CAROL LAWVER a/k/a

CAROL LOU LAWVER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
 Executrix: Angela Lawver-Miller, 24 Glenwood Drive, Biglerville, PA 17307
 Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF CHARLES E. STEPHEY, DEC'D

Late of Franklin Township, Adams County, Pennsylvania
 Co-Executors: Charles D. Stephy and Steven E. Stephy, c/o R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201
 Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

SECOND PUBLICATION

ESTATE OF LARRY E. 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 Street, Suite 101, Gettysburg, PA 17325

ESTATE OF HELEN LOUISE HEFLIN

a/k/a H. LOUISE HEFLIN, DEC'D

Late of Reading Township, Adams County, Pennsylvania
 Executrix: Susie A. Dutterer, 1125 Stoney Point Road, East Berlin, PA 17316
 Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF DOROTHY S. JOHNSON, DEC'D

Late of Straban Township, Adams County, Pennsylvania
 Executrix: Dorothy M. Johnson, 278 Longstreet Drive, Gettysburg, PA 17325
 Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF FRED EUGENE NIMMON, DEC'D

Late of Menallen Township, Adams County, Pennsylvania
 Administratrix: Donna M. Nimmon, 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 ROBERT ANDREW STINGER, DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania
 Administrator: Joshua Stinger, 1045 N. West End Blvd., Lot 60, Quakertown, PA 18951

THIRD PUBLICATION

ESTATE OF RICHARD G. ALTHOFF a/k/a

RICKY G. ALTHOFF, DEC'D
 Late of Mt. Pleasant Township, Adams County, Pennsylvania
 Administratrix: Deborah A. Davis, c/o Gates & Gates, P.C., 250 York St., Hanover, PA 17331
 Attorney: Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York St., Hanover, PA 17331

ESTATE OF DONALD A. BAIR a/k/a

DONALD ALLEN BAIR, DEC'D
 Late of Franklin Township, Adams County, Pennsylvania
 Executrix: Lyndsy Newcomb, c/o Edward P. Seeber, Esq., 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 Ph: 717-533-3280

ESTATE OF PATRICIA K. CROUSE a/k/a

PATRICIA J. CROUSE, DEC'D
 Late of the Borough of Littlestown, Adams County, Pennsylvania
 Personal Representative: Michael G. Crouse, 52 Blacksnake Road, Duncannon, PA 17020
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF NELLIE R. HELLER, DEC'D

Late of Tyrone Township, Adams County, Aspers, Pennsylvania
 Executrix: Florence Heuer, 616 Game Lands Road, Aspers, PA 17304
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High St., Gettysburg, PA 17325

ESTATE OF DONNA LEE LYSTON, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
 Administrator: Edward M. Lyston, c/o Gates & Gates, P.C., 250 York St., Hanover, PA 17331
 Attorney: Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York St., Hanover, PA 17331

(THIRD PUBLICATION CONTINUED)

ESTATE OF ROBERT G. MACBETH, DEC'D

Late of Menallen Township, Adams County, Pennsylvania
Co-Executors: Christopher R. MacBeth, 307 Dug Hill Road, Biglerville, PA 17307; Curtis D. MacBeth, 220 Celebration Hill Road, Biglerville, PA 17307

Attorney: Adam D. Boyer, Esq., Barley Snyder, LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF FRANK MAGGIO, DEC'D

Late of Conewago Township, Adams County, Pennsylvania
Executrix: Debra A. Buchta, 10209 Kings Arm Tavern Ct., Ellicott City, MD 21042

ESTATE OF YVONNE L. MCDOWELL, DEC'D

Late of Conewago Township, Adams County, Pennsylvania
Administratrix: Stephanie A. Reese, c/o Gates & Gates, P.C., 250 York St., Hanover, PA 17331
Attorney: Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York St., Hanover, PA 17331

ESTATE OF JACQUELINE JUNE MOORE A/K/A JACQUELINE J. MOORE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
Personal Representative(s): Donald B. Moore, Jr., 10605 Inwood Avenue, Silver Spring, MD 20902; Elizabeth A. Moses, 6975 Mandalong Way, New Market, MD 21774
Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF MARY B. MUMMERT, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania
Executor: Larry E. Mummert, 399 Ridge Road, Gettysburg, PA 17325
Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF PAUL J. RUDOLPH, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania
Executor: Malcolm R. Rudolph, 200 Ginzel Road, New Oxford, PA 17350
Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF TINA MARIE SLAGLE, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania
Administrator: Craig Scott Slagle, 462 Smoketown Road, Hanover, PA 17331
Attorney: Robin J. Marzella, Esq., R. J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110


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