

# *Adams County* Legal Journal

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No. 16

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization - Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on July 31, 2023, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is BATTLEFIELD BAKERY, LLC.

Battlefield Bakery, LLC is organized for the purpose of producing and selling baked goods.

Arthur J. Becker, Jr., Esq.  
Attorney for Battlefield Bakery, LLC

08/18

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization - Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on July 31, 2023, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is TRIPLE SOL PERFORMANCE HORSES, LLC.

Triple Sol Performance Horses, LLC is organized for the purpose of operating a horse farm and registry.

Arthur J. Becker, Jr., Esq.  
Attorney for Triple Sol Performance Horses, LLC

08/18

NOTICE OF CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that on July 24, 2023, a Certificate of Organization for Haufbrau Hub LLC, was filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, pursuant to 15 Pa. C.S.A. Section 8821. The initial registered office is 135 W. King Street, Abbottstown, PA 17301.

Linda S. Siegle, Esquire  
Siegle Law  
Solicitor

08/18

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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 Springs, MD 20910. On September 15<sup>th</sup>, 2023, 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(s) of Property Situate in New Oxford Borough, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$62,862.57

Attorney for Plaintiff:

KML Law Group, P.C.

No. 22-SU-416

Pennymac Loan Services, LLC

vs.

Angela R. Barakati, Ahmed Barakati

Property Address: 2224 Hunterstown Hampton Road, New Oxford, PA 17350

UPI/Tax Parcel Number: 38031-0015--000

Owner(s) of Property Situate in Straban Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$174,607.67

Attorney for Plaintiff:

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

No. 22-SU-143

HMC Assets, Solely in its Capacity as Separate Trustee of Cam Xi Trust vs.

Lesia M. Ferris a/k/a Lesa M. Cavicchio

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 Dwelling

Judgment Amount: \$435,624.78

Attorney for Plaintiff:

Pincus Law Group, PLLC

Jerome Blank, Esquire (49736)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Phone: (484) 575-2201

No. 22-NO-1198

Borough of Littlestown

vs.

Corey Kauffman

Property Address: 319 East King Street, Littlestown, PA 17340

UPI/Tax Parcel Number:

27009-0009--000

Owner(s) of Property Situate in Littlestown Borough, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling and Lot

Judgment Amount: \$715.22

Attorney for Plaintiff:

Salzmann Hughes, P.C.

Justin M. George, Esquire

Attorney ID Number 322515

79 St. Paul Drive

Chambersburg, PA 17201

(717) 263-2121

No. 22-SU-887

Freedom Mortgage Corporation

vs.

Scott L. Krumrine, Jr., Rachel L. Krumrine

Property Address: 155 Filbert Street, Hanover, PA 17331

UPI/Tax Parcel Number:

08010-0068-000

Owner(s) of Property Situate in Conewago Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$212,130.71

Attorney for Plaintiff: Brock & Scott, PLLC

No. 22-SU-1226

Beltway Capital LLC, ET AL.

vs.

Michael Eader, Known Surviving Heir of Larry H. Eader, Unknown Heirs of Larry H. Eader

Property Address: 325 Lexington Way, Littlestown, PA 17340

UPI/Tax Parcel Number:

27011-0224-000

Owner(s) of Property Situate in Littlestown Borough, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$261,293.88

Attorney for Plaintiff:

Buchanan Ingersoll & Rooney, P.C.

50 S. 16th Street, Suite 3200

Philadelphia, PA 19102

Phone: (215) 665-3921

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

08/18, 08/25, & 09/01

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 Springs, MD 20910. On September 15<sup>th</sup>, 2023, at 10:00 a.m.

**No. 22-SU-541**

**Truist Bank Successor by Merger to Branch Banking & Trust Company vs.**

**Amanda Mirabile, James Mirabile**

Property Address: 14 Yvonne Trail, Fairfield, PA 17320

UPI/Tax Parcel Number:  
43022-0176--000

Owner(s) of Property Situate in Carroll Valley Borough, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$219,025.59

Attorney for Plaintiff:

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

**No. 23-SU-334**

**Pennsylvania Housing Finance Agency, Its Successors and Assigns vs.**

**Susan Jane Roth**

Property Address: 20 Westview Drive, McSherrystown, PA 17344

UPI/Tax Parcel Number:  
28002-0220-000

Owner(s) of Property Situate in the Borough of McSherrystown, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling or Lot

Judgment Amount: \$103,001.08

Attorney for Plaintiff:

Barley Snyder, LLP

**No. 22-SU-1061**

**Amerihome Mortgage Company, LLC vs.**

**Scott A. Dutterer, Executor of the Estate of Carole Jean Dutterer, Steven L. Dutterer, Loreen A. Topper, Unknown Heirs, Successors, Assigns and All Persons, Firms Associations Claiming Right, Title or Interest from Under Carole, Dutterer, Deceased**

Property Address: 317 Parkway Drive, Littlestown, PA 17340

UPI/Tax Parcel Number:  
27005-014A-000

Owner(s) of Property Situate in Littlestown Borough, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$215,386.45

Attorney for Plaintiff:

Brock & Scott, PLLC

**No. 22-SU-723**

**Mclean Mortgage Corporation vs.**

**Scott E Stambaugh**

Property Address: 135 Chapel Road, Hanover, PA 17331

UPI/Tax Parcel Number:  
08K14-0001O-000

Owner(s) of Property Situate in Conewago Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$126,785.21

Attorney for Plaintiff:

Manley Deas Kochalski, LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
(614) 220-5611

**No. 19-SU-1005**

**The Bank of New York Mellon f/k/a The Bank of New York, As Trustee for the Certificate Holders of the Cwabs Inc., Asset-Backed Certificates, Series 2005-16 vs.**

**Kimberly Wolfgang, Known Heir and Administratrix of the Estate of Thomas E. Wolfgang a/k/a Thomas Eugene Wolfgang, Deceased, Sarah K. Wolfgang a/k/a Sarah Kay Wolfgang, Known Heir of Thomas E. Wolfgang a/k/a Thomas Eugene Wolfgang, Deceased**

Property Address: 330 McSherry Wood Drive, Littlestown, PA 17340

UPI/Tax Parcel Number:  
27011-0124-000

Owner(s) of Property Situate in Borough of Littlestown, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$173,816.88

Attorney for Plaintiff:

Pincus Law Group, PLLC  
Chris Cummins, Esquire (331304)  
2929 Arch Street, Suite 1700  
Philadelphia, PA 19104  
Phone: (484) 575-2201

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James W. Muller  
Sheriff of Adams County  
www.adamscounty.us

08/18, 08/25, & 09/01

**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 MAYETTA C. BLACK, DEC'D**

Late of Menallen Township, Biglerville, Adams County, Pennsylvania

Executrix: Linda Black Miller, 1329 Brysonia-Wenksville Road, Biglerville, PA 17307

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

**ESTATE OF JOHNNY F. JAKO, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Jennifer L. Gaylord, 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 PATRICIA M. SPRENGEL, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Jennifer Richardson, 456 Hartman Avenue, Hanover, PA 17331

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

**SECOND PUBLICATION****ESTATE OF DOROTHY M. BAIR, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Co-Executors: Stacy L. Rebert, 1650 Hanover Pike, Littlestown, PA 17340; Theodore L. Bair, Jr., 389 Basehoar Road, Littlestown, PA 17340; Douglas E. Bair a/k/a Douglas G. Bair, 585 Little Elk Creek Road, Oxford, PA 19363

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

**ESTATE OF MELISSA M. ECKERT, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Administratrix: Rachel Newberry, 19 North School House Road, Thomasville, PA 17364

**ESTATE OF MARY LOUISE SEAMENS, DEC'D**

Late of Cumberland Township, Gettysburg, Adams County, Pennsylvania

Executor: Howard Seamens, 1810 N. Nelson Street, Arlington, VA 22207  
Attorney: Jeffery M. Cook, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF CALOGERO TRIPOLI, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Executor: Gianfranco Stasio, Via Antonio Moscatelli 13, Mentana, Italy 00013  
Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

**ESTATE OF MARY J. WIERMAN, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executrix: Sandra M. Clark, 348 Barberrry Drive, Hanover, PA 17331  
Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

**THIRD PUBLICATION****ESTATE OF PHYLLIS A. BARNHART, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Lisa A. Barnhart, c/o Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408

Attorneys: Patrick J. Schaeffer, Esq. and Laura E. Bayer, Esq., Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408

**ESTATE OF DOUGLAS GEORGE BAUGHER, DEC'D**

Late of Gettysburg Borough, Adams County, Pennsylvania

Co-Administrators: Kathryn M. Baugher, 75 W. School St. Apt. 507, Charlestown, MA 02129; Gregory G. Baugher, 200 West 67<sup>th</sup> St., Apt 12F, New York, NY 10023

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

**ESTATE OF LARRY K. BEARD, DEC'D**

Late of Hamilton Township, Adams

County, Pennsylvania  
Executrix: Dolores Beard, 267 Runaway Road, Abbottstown, PA 17301

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

**ESTATE OF CAROLE L. BISHOP, DEC'D**

Late of Carroll Valley Borough, Adams County, Pennsylvania

Personal Representative: Alex W. Bishop, 3599 Katherine Way, Frederick, MD 21704

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

**ESTATE OF DAVID C. HASH, DEC'D**

Late of Abbottstown Borough, Adams County, Pennsylvania

Executrix: Darbie Jo Hash n/k/a Darbie Jo Hash-Wilbert, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

**ESTATE OF STEPHEN R. HOOVER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Frances J. Hoover, 225 Friendly Drive, Hanover, PA 17331  
Attorney: Amy E. W. Ehrhart, Esq., 118 Carlisle Street, Suite 202, Hanover, PA 17331

**ESTATE OF DONALD L. MAY a/k/a DONALD LEON MAY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Alan L. May, c/o Bybel Rutledge, LLP, 1017 Mumma Road, Suite 302, Lemoyne, PA 17043

Attorney: Alexandra M. Sipe, Esq., Bybel Rutledge, LLP, 1017 Mumma Road, Suite 302, Lemoyne, PA 17043

**ESTATE OF JAMES W. SEXTON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Mark D. Beauchat, 172 Benders Church Road, Biglerville, PA 17307

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

Continued on page 6

**THIRD PUBLICATION CONTINUED**

ESTATE OF DOLORES M. SMITH a/k/a  
DOLORES MARY SMITH, DEC'D  
Late of Oxford Township, Adams County,  
Pennsylvania  
Co-Executors: Keith R. Smith and  
Karolyn M. Anthony, 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 NORMAN H. STINE a/k/a  
NORMAN H. STINE, JR., DEC'D  
Late of Cumberland Township, Adams  
County, Pennsylvania  
Executrix: Melissa M. Seymore, 1180  
Chambersburg Road, Gettysburg, PA  
17325  
Attorney: Puhl & Thrasher, 220 Baltimore  
Street, Gettysburg, PA 17325

ESTATE OF JANET IRENE VEIT, DEC'D  
Late of Conewago Township, Adams  
County, Pennsylvania  
Executrix: Carolyn Joy Thayer, 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