

# Adams County Legal Journal

Vol. 65

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No. 25

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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

**FICTITIOUS NAME REGISTRATION**

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 7, 2023, for **Chromapixel** with a principal place of business located at 212 Lincoln Way W, New Oxford, PA 17350 in Adams County. The individual interested in this business is Elisabeth Ward, also located 212 Lincoln Way W, New Oxford, PA 17350. This is filed in compliance with 54 Pa. C.S. 311.

10/20

**FICTITIOUS NAME REGISTRATION**

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 14, 2023, for **Tell's Terrain** with a principal place of business located at 206 N. Peters St., New Oxford, PA 17350 in Adams County. The individual interested in this business is Jontell Buchholz, also located 206 N. Peters St., New Oxford, PA 17350. This is filed in compliance with 54 Pa. C.S. 311.

10/20

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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 Spring, MD 20910, on November 17<sup>th</sup>, 2023, at 10:00 a.m.

**No. 22-SU-1117**  
**Crosscountry Mortgage, LLC**  
**vs.**

**Kayla Barnes, Unknown Heirs, Successors, Assigns, And All Person Firms or Associations Claiming Right, Title or Interest from or Under John M. Sheets, Sr. a/k/a John Sheets, Sr., Teresa Keyes, James Sheets, In His Capacity as Heir of John M. Sheets, Sr. a/k/a John Sheets, Sr., Deceased, Julie Habecker**

Property Address: 640 Ledge Drive, Hanover, PA 17331  
UPI/Tax Parcel Number:  
04L12-0157A---000  
Owner(s) of Property Situate in Berwick Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$381,655.72  
Attorneys For Plaintiff:  
Brock & Scott, PLLC

**No. 22-SU-776**  
**Specialized Loan Servicing, LLC**  
**vs.**

**Benjamin Lee Becker**  
Property Address: 60 Corsa Lane, Fairfield, PA 17320  
UPI/Tax Parcel Number:  
18B13-0058B-000  
Owner(s) of Property Situate in Hamiltonban Township, Adams County, Pennsylvania  
Improvements thereon:  
Residential Property  
Judgment Amount: \$180,366.69  
Attorneys for Plaintiff:  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

**No. 22-SU-594**  
**Freedom Mortgage Corporation**  
**vs.**

**Kimberly A. Egerton**  
Property Address: 67 Hemlock Drive, Hanover, PA 17331  
UPI/Tax Parcel Number:  
08021-0059---000  
Owner(s) of Property Situate in Conewago Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$173,882.63  
Attorneys for Plaintiff:  
Brock & Scott, PLLC

**No. 23-SU-458**  
**Pennymac Loan Services, LLC**  
**vs.**

**Martin Eichelberger**  
Property Address: 206 Jacobs St, East Berlin, PA 17316  
UPI/Tax Parcel Number:  
10006-053-000  
Owner(s) of Property Situate in East Berlin Borough, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$160,534.50  
Attorneys for Plaintiff:  
Powers Kirn, LLC

**No. 22-SU-1168**  
**Freedom Mortgage Corporation**  
**vs.**

**Allan W. Graupner, Mary Catherine Graupner**  
Property Address: 8 View Trail, Fairfield, PA 17320  
UPI/Tax Parcel Number:  
43-046-0068-000  
Owner(s) of Property Situate in Carroll Valley Borough, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$265,421.99  
Attorneys for Plaintiff:  
KML Law Group

**No. 23-SU-520**  
**U.S. Bank Trust National Association, et al.**  
**vs.**

**Herbert M. Bedford a/k/a Herbert Mark Bedford, Jane C. Bedford**  
Property Address: 419 North Street, McSherrystown, PA 17344  
UPI/Tax Parcel Number:  
28005-0085-000  
Owner(s) of Property Situate in the Borough of McSherrystown, Adams County, Pennsylvania  
Improvements Thereon consist of:  
Residential Real Estate  
Judgment Amount: \$156,906.31  
Attorneys for Plaintiff:  
Stern & Eisenberg, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

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

10/20, 10/27, & 11/03

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 November 17<sup>th</sup>, 2023, at 10:00 a.m.

**No. 17-SU-311**

**Quicken Loans, Inc.**

**vs.**

**Jay Prise**

Property Address: 217 Center Street, McSherrystown, PA 17344

UPI/Tax Parcel Number:  
28006-0107---000

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

Improvements Thereon consist of:

Residential Real Estate

Judgment Amount: \$149,660.88

Attorneys for Plaintiff:

Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

**No. 22-SU-60**

**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc.**

**vs.**

**David R. Sanders, Jr.**

Property Address: 241 Pecher Road, Fairfield, PA 17320

UPI/Tax Parcel Number:  
25C16-0074---000

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

Residential Dwelling

Judgment Amount: \$144,211.26

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 22-SU-351**

**Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity, But Solely as Trustee of NRPL Trust 2019-1**

**vs.**

**Unknown Heirs, Personal Representatives, And Devisee of Theodore L. Robinson, Deceased, Ct Corporation System, Ditech Financial LLC, Charles Lamont Robinson**

Property Address: 71 E York Street, Biglerville, PA 17307

UPI/Tax Parcel Number:  
05003-0114---000

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

Residential Dwelling

Judgment Amount: \$115,359.38

Attorneys for Plaintiff:

Richard M. Squire & Associates, LLC, 115 West Avenue, Suite 104, Jenkintown, PA 19046

Phone: (215) 886-8790

**No. 21-SU-462**

**Carrington Mortgage Services, LLC vs.**

**Melissa Walker, In Her Capacity as Heir of Michael W. Smith, Unknown Heirs, Successors, Assigns, And All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael W. Smith, Jessica Smith, In Her Capacity as Heir of Michael W. Smith**

Property Address: 51 Shirley Trail, Fairfield, PA 17320

UPI/Tax Parcel Number:  
43028-0037---000

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

A Residential Dwelling

Judgment Amount: \$181,523.47

Attorneys For Plaintiff:

LOGS Legal Group, LLP, Christopher A. DeNardo, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

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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

10/20, 10/27, & 11/03

**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 VICTORIA SUZANNE****BOSLEY, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Co-Administrators: Mark D. Bosley, Jr., 1076 Bon Ox Road, Gettysburg, PA 17325; Brandi L. Bosley, 65 Conewago Drive, Hanover, PA 17331

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

**ESTATE OF TERRY E. FREED, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: Dennis L. Freed, 254 Beecherstown Road, Biglerville, PA 17307; Stephanie M. Welper, 1691 Buchanan Valley Road, Orrtanna, PA 17353

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

**ESTATE OF HARRY A. HUGHES a/k/a****HARRY ADAM HUGHES, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Executrices: Catherine M. Kemper a/k/a Catherine M. Flickinger, 124 W. Point Road, Aspers, PA 17304; Margaret Ann Soper a/k/a Margaret Ann Moltz, 414 Hobbitts Lane, Westminster, MD 21158

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

**ESTATE OF VANESSA LEE HULL a/k/a VANESSA L. HULL, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Heidi E. Hull, c/o R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

**ESTATE OF BARRY D. MESSINGER, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executrix: Mary McDannell, 1974 Hanover Road, Hanover, PA 17331

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

**ESTATE OF BRIAN L. RICE, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Co-Executors: Matthew Jeremy Rice, David Lee Rice, and Christina May Rice Reese, 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 JILL MARIE STAUB, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Administrator: James P. Staub, c/o Edward P. Seeber, Esq., JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055

Attorney: James P. Staub, c/o Edward P. Seeber, Esq., JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055 (717)-533-3280

**ESTATE OF LARRY G. WEIKERT, DEC'D**

Late of Gettysburg Borough, Adams County, Pennsylvania

Executrix: Lori W. Ackors, c/o CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316

**SECOND 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

Continued on page 6

**(SECOND PUBLICATION CONTINUED)****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. McCleaf, 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

**THIRD 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

**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