

Adams County Legal Journal

Vol. 66

December 27, 2024

No. 35

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on October 7, 2024, a Petition for Change of Name was filed in the Court of Common Pleas of Adams County, Pennsylvania, to change the name of petitioner Chase Eston Lawrence Nell to Chase Eston Lawrence. The Court has affixed January 17, 2025, at 2:30 p.m. in Courtroom No. 2 on the fourth floor of the Adams County Courthouse as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause, if any, as to why the petition should not be granted.

12/27

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on October 7, 2024, a Petition for Change of Name was filed in the Court of Common Pleas of Adams County, Pennsylvania, to change the name of petitioner Peyton Riley Nell to Peyton Riley Lawrence. The Court has affixed January 17, 2025, at 2:30 p.m. in Courtroom No. 2 on the fourth floor of the Adams County Courthouse as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause, if any, as to why the petition should not be granted.

12/27

CERTIFICATION OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed for **Bogey Boys Golf Simulators, LLC**, on or about December 16, 2024, with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994. The purpose for which the LLC is to be organized is for golf simulator recreational rentals.

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**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

ADAMS COUNTY
COURT OF COMMON PLEAS
CIVIL ACTION – LAW
NUMBER: 2024-SU-0618

**Members 1st Federal Credit Union,
PLAINTIFF**

v.

**Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Richard
C. Miller, Deceased, and Brittany
L. Miller, Known Heir of Richard C.
Miller, Deceased,
DEFENDANTS**

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest from or under Richard C.
Miller, Deceased.

TAKE NOTICE: Your real estate at
22 Northern Pike Trail, Fairfield, PA
17320 is scheduled to be sold at a
public online auction conducted at
www.bid4assets.com/adamscountysheriffsales on March 21, 2025, at
10:00 a.m. to enforce the court
judgment of the real debt amount of
\$27,421.70.

THE JUDGMENT under or
pursuant to which the properties are
being sold is docketed in the within
Commonwealth and county to: 2024-
SU-0618.

THE NAME OF THE OWNER OR
REPUTED OWNER OF THIS
PROPERTY IS: Richard C. Miller,
deceased.

Our records indicate that you may
hold a mortgage, judgment, or other
interest in the property, which may be
extinguished by the sale. You may
wish to attend the sale to protect your
interests. If you have any questions
regarding the type of lien or the effect

of the Sheriff's Sale upon your lien,
we urge you to CONTACT YOUR
OWN ATTORNEY, as we are not
permitted to give you legal advice.

A schedule of distribution, being a
list of the persons and/or
governmental or corporate entities or
agencies being entitled to receive
part of the proceeds of the sale
received and to be disbursed by the
Sheriff will be filed by the Sheriff on a
date specified by the Sheriff not later
than thirty (30) days after the sale,
and distribution of the proceeds of
the sale in accordance with this
schedule will be made in accordance
with the schedule unless exceptions
are filed thereto within ten (10) days
after the filing of the schedule.

Information about the Schedule of
Distribution may be obtained from the
Sheriff of the Court of Common Pleas
of the within County at the
Courthouse address specified herein.

12/27

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To find out more:

**Contact Ralph M. Serpe, 717-337-0060
rserpe@adamscountycf.org**

 **ADAMS COUNTY
COMMUNITY FOUNDATION**

25 South 4th Street
Gettysburg, PA 17325
www.adamscountycf.org



Good for your clients. Good for our community. Good for you.

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 January 17th, 2025, at 10:00 a.m.

No. 24-SU-435

U.S. Bank NA, Successor Trustee, et al.
vs.

Richard David Beatty, Sr., Sharon Hollister Miller a/k/a Sharon H. Miller solely in her capacity as Executrix of the Will of Shirley M. Beatty, deceased

Property Address: 148 N. Second Street, McSherrystown, PA 17344

UPI/Tax Parcel Number:
01-28-001-0019

Owners of Property Situate in McSherrystown Borough, Adams County, Pennsylvania

Improvements Thereon Consist of:
Residential Real Estate

Judgment Amount: \$142,797.03

Attorney for Plaintiff:

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

No. 24-SU-343

Nationstar Mortgage, LLC
vs.

Daniel G. Carbaugh, II

Property Address: 21 Upper Bermudian Road, Gardners, PA 17324

UPI/Tax Parcel Number:
40G04-0041---000

Owner of Property Situate in Tyrone Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$125,786.90

Attorney for Plaintiff:

Samantha Gable, Esq.

No. 24-SU-582

Pennsylvania Housing Finance Agency

vs.

Danielle Davidson, Teresa Davy, The Unknown Heirs of Gary W. Davidson

Property Address: 1745 Frederick Pike, Littlestown, PA 17340

UPI/Tax Parcel Number:
15118-0042

Owners of Property Situate in Germany Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$160,977.45

Attorney for Plaintiff:

Leon P. Haller

No. 23-SU-148

Freedom Mortgage Corporation

vs.

David Mackercher, Deceased, Mary Kay Mackercher in Her Capacity as Heir to The Estate of David H. Mackercher, Deceased, et al., Unknown Heir, Successor, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under David H. Mackercher, Deceased, Mary Kay Mackercher in Her Capacity as Heir to The Estate of David H. Mackercher, Deceased

Property Address: 1475 Chambersburg Road, Gettysburg, PA 17325

UPI/Tax Parcel Number:

09-E12-0070-000

Owners of Property Situate in the Cumberland Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$228,791.94

Attorneys for Plaintiff:

Brock & Scott, PLLC

No. 24-SU-647

Lakeview Loan Servicing, LLC, et al.

vs.

Amber Lutz

Property Address: 47 Curtis Drive, East Berlin, PA 17316

UPI/Tax Parcel Number:

36102-0121---000

Owner of Property Situate in Reading Township, Adams County, Pennsylvania

Improvements Thereon Consist of:

Residential Dwelling

Judgment Amount: \$151,252.51

Attorney for Plaintiff:

Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

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

12/20, 12/27, 1/3

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 January 17th, 2025, at 10:00 a.m.

No. 24-SU-835**Nationstar Mortgage, LLC****vs.****Floetta Stein and Melinda Weiss**

Property Address: 105 Rife Road, East Berlin, PA 17316

UPI/Tax Parcel Number:

36-L07-00238-000

Owners of Property Situate in Reading Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$151,801.70

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 24-SU-744**Select Portfolio Servicing, et al.****vs.****Lois F. Wetzel**

Property Address: 2 Cherry Court, New Oxford, PA 17350

UPI/Tax Parcel Number:

35009-0052--000

Owner of Property Situate in Oxford Township, Adams County, Pennsylvania

Improvements Thereon Consist of:

Residential Dwelling

Judgment Amount: \$17,138.82

Attorney for Plaintiff:

Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

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.

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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

12/20, 12/27, 1/3

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 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 GARY L. BARBOUR a/k/a GARY LYNN BARBOUR, DEC'D
Late of Franklin Township, Adams County, Pennsylvania
Executrix: Julie M. Barbour, 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 MARLIN C. CLUCK, DEC'D
Late of Cumberland Township, Adams County, Pennsylvania
Administrator: Wade Cluck, 236 Whitewater Court, Delaware, OH 43015
Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF HERMAN W. DIXON a/k/a HERMAN WILLIAM DIXON, JR., DEC'D
Late of Franklin Township, Adams County, Pennsylvania
Executrix: Donna R. Dixon, 931 Excelsior Road, Biglerville, PA 17307
Attorney: Harold A. Eastman, Jr., Esq., Barley Snyder, LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF STEVEN L. DUTTERER a/k/a STEVEN LEE DUTTERER, DEC'D
Late of Borough of Littlestown, Adams County, Pennsylvania
Executor: Scott A. Dutterer, 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 GAIL G. FULLER, DEC'D
Late of Cumberland Township, Adams County, Pennsylvania
Co-Executrices: Patricia Carter, 754 Jane Street, Pittsburgh, PA 15239; Elizabeth Linker, 17542 Sabillasville Road, Sabillasville, MD 21780
Attorney: Douglas C. Hart, Esq., Burns White, LLC, 48 26th Street, Pittsburgh, PA 15222

ESTATE OF PAUL E. JAY a/k/a PAUL ERNEST JAY, DEC'D
Late of Fayetteville Township, Adams County, Pennsylvania
Co-Executors: Sheila C. Jay & Martin E. Jay, 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 JOHN HARL KRAUS, DEC'D
Late of Conewago Township, Adams County, Pennsylvania
Executrix: Lynn Kraus Colgan, c/o 1147 Eichelberger Street, Suite F, Hanover, PA 17331
Attorney: Ann C. Shultis, Esq., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

ESTATE OF LEONARD L. POTTER a/k/a LEONARD L. POTTER II a/k/a LEONARD LEGRANDE POTTER II, DEC'D
Late of Littlestown Borough, Adams County, Pennsylvania
Co-Executrices: Julie P. Kuhn & Sara P. Lucky, 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 SAMUEL E. STARNER, DEC'D
Late of Reading Township, Adams County, Pennsylvania
Co-Executors: Michael L. Starner & Troy E. Starner, 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

ESTATE OF WAYNE L. TROSTLE, DEC'D
Late of Latimore Township, Adams County, Pennsylvania
Co-Executrices: Debra Williams & Sandra Hughes, 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

ESTATE OF ROBERT E. WEAVER, DEC'D
Late of Reading Township, Adams County, Pennsylvania
Administrator: Nevin Wickline, 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 CARL N. ANSTINE a/k/a CARL NELSON ANSTINE, DEC'D
Late of Cumberland Township, Adams County, Pennsylvania
Co-Executors: James Carl Anstine, 21 Chong Street, Hilo, HI 96720; Deborah Lynn Anstine, 4000 Buffalo Road, Mt. Airy, MD 21771
Attorney: Puhl & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF NICKEY GEORGE, DEC'D
Late of Gettysburg Borough, Adams County, Pennsylvania
Executrix: Emily S. Kranias, 3701 Connecticut Ave. NW, #900, Washington, DC 20008
Attorney: Puhl & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF ANNA J. GOLDEN, DEC'D
Late of Straban Township, Adams County, Gettysburg, Pennsylvania
Co-Executors: Lorena Keeney, 901 Littlestown Road, Littlestown, PA 17340; Mark Kenney, 14 Deer Drive, Hanover, PA 17331
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

(SECOND PUBLICATION CONTINUED)

THIRD PUBLICATION

ESTATE OF DIANA L. PETERS a/k/a
DIANA LORRAINE PETERS, DEC'D

ESTATE OF ZANE W. GRAY, DEC'D

Late of Carroll Valley Borough, Adams County, Pennsylvania
Administratrix: Lea M. Osterman, 5584 Bridgetown Rd., Apt. 3, Cincinnati, OH 45248

ESTATE OF CHARLES H. KERCHNER, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Co-Executors: Chad R. Kerchner, 322 Mill Street, Hershey, PA 17033; Angela N. Rhinehart, 400 Helen Circle, Penn Valley, PA 19072; Justin K. Kerchner, 6225 Wagner Lane, Chincoteague, VA 23336

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

ESTATE OF RONALD EARL MCCLAIN, JR., DEC'D

Late of Carroll Valley Borough, Adams County, Pennsylvania
Administratrix: Morgan Ashley McClain, 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 HOWARD R. SHAFFER, DEC'D

Late of Reading Township, Adams County, Pennsylvania
Administratrix: Susan McGee, 1725 3rd Avenue, York, PA 17403
Attorney: Thomas R. Nell, Esq., 340 Nell Road, Box 1019, East Berlin, PA 17316

ESTATE OF JANICE B. THOMSON, DEC'D

Late of Carroll Valley Borough, Fairfield, Adams County, Pennsylvania
Executrix: Staci R. Brennan, 1060 Buchanan Valley Road, Orttanna, PA 17353
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF JAMES T CROWL, DEC'D

Late of Huntington Township, Adams County, Pennsylvania
Executrix: Jodi J. Crowl a/k/a Jodi Jean Brenner, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

Attorney: Tessa Marie Myers, Esq., The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

ESTATE OF JAMES C. KRIEL a/k/a JAMES COLEMAN KRIEL, DEC'D

Late of Biglerville Borough, Adams County, Pennsylvania

Co-Administrators: Ronald J. Kriel, 84 Hillcrest Drive, Biglerville, PA 17307; Daniel B. Kriel, 27 Laura Lane, Gettysburg, PA 17325

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

ESTATE OF MARGARET E. LAMBERT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Mindy R. Lambert, 310 South Main Highway, Clifton, ID 83228
Attorney: David K. James III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOSEPHINE M. LUCKENBAUGH a/k/a JOSEPHINE MARYANN LUCKENBAUGH, DEC'D

Late of McSherrystown Borough, Adams County, Pennsylvania

Executor: Randal Luckenbaugh, c/o Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

Attorney: Ann C. Shultz, Esq., Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

ESTATE OF JEAN E. PALMER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Brian J. Palmer & Patricia A. Palmer, c/o 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 DONALD L. PLANK SR., DEC'D

Late of Bonneauville Borough, Adams County, Pennsylvania

Executrix: Ella Mae Plank, 6 Jonathan Lane, Gettysburg, PA 17325

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

ESTATE OF CLARENCE D. PRITT, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Todd M. Pritt, 924 Church Road, Orttanna, PA 17353

Attorney: Harold A. Eastman, Jr., Esq., Barley Snyder, LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325