

# 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.

12/27

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

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](http://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

Members 1<sup>st</sup> 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.

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**To find out more:**  
**Contact Ralph M. Serpe, 717-337-0060**  
[rserpe@adamscountycf.org](mailto:rserpe@adamscountycf.org)

 **ADAMS COUNTY  
COMMUNITY FOUNDATION**  
25 South 4th Street  
Gettysburg, PA 17325  
[www.adamscountycf.org](http://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. 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

**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

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 & Fedenman, 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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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 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 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 26<sup>th</sup> 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: Shella 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. Starnier & Troy E. Starnier, 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)****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 3<sup>rd</sup> 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, Orrtanna, PA 17353

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

**THIRD PUBLICATION****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. Shultis, 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 DIANA L. PETERS a/k/a DIANA LORRAINE PETERS, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Co-Administrators: Lindsay M. Methlie & Justin D. Peters, c/o Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: Jared S. Childers, Esq., Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201

**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, Orrtanna, PA 17353

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