

# *Adams County* Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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LEGAL NOTICE

THE CREATION OF THE AUTHORITY.  
THE ARTICLES OF INCORPORATION  
SHALL BE FILED WITH THE  
SECRETARY OF THE  
COMMONWEALTH IN ACCORDANCE  
WITH SECTION 5603 OF THE  
MUNICIPALITY AUTHORITIES ACT, 53  
Pa. C.S. §5603, ON OR BEFORE MAY  
17, 2024.

A copy of the full text of the Resolutions  
may be examined at the Adams County  
Technical Institute office, address as  
stated below, Monday through Friday,  
during the hours 8:00 a.m. and 3:00 p.m.,  
prevailing time.

Shawn Eckenrode, Administrative Director  
Adams County Technical Institute  
1126 Old Harrisburg Road  
Gettysburg, PA 17325

5/3

NOTICE IS HEREBY GIVEN that  
Littlestown Area School District, Fairfield  
Area School District, Bermudian Springs  
School District, Gettysburg Area School  
District, and Conewago Valley School  
District, each acting by its Board of School  
Directors at a duly advertised public  
meeting approved a Resolution organizing  
THE ADAMS COUNTY TECHNICAL  
INSTITUTE AUTHORITY UNDER THE  
MUNICIPALITY AUTHORITIES ACT FOR  
THE PURPOSE OF EXERCISING THE  
POWERS CONFERRED BY THE ACT;  
APPOINTING THE FIRST MEMBERS OF  
THE BOARD OF THE AUTHORITY;  
AUTHORIZING THE EXECUTION OF  
THE ARTICLES OF INCORPORATION;  
AND PREPARING LEGAL NOTICES FOR

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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 on-line auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Spring, MD 20910, on May, 17th, 2024, at 10:00 a.m.

**No. 23-SU-289**  
**Pennymac Loan Servicing, LLC**  
**vs.**  
**Kristin Kaena Elizabeth Abarca, Sariah Scaffidi,**  
**Administrator of the Estate of**  
**Kristin Kaena Elizabeth Abrca**  
Property Address: 62 Empire Lane,  
Aspers, PA 17304  
UPI/Tax Parcel Number:  
29F05-0253---000  
Owners of Property Situate in Menallen  
Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$364,418.92  
Attorney for Plaintiff:  
McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

**No. 23-SU-1247**  
**Wells Fargo Bank, N.A.**  
**vs.**  
**Shannon Buehrle, Robert A. Buehrle**  
Property Address: 21 Chapel Road,  
Hanover, PA 17331  
UPI/Tax Parcel Number:  
08K14-0270-000  
Owners of Property Situate in  
Conewago Township, Adams County,  
Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$285,918.29  
Attorneys For Plaintiff:  
Powers Kirn, LLC

**No. 23-SU-662**  
**Federal Home Loan Mortgage Corporation,**  
**et al.**  
**vs.**  
**June A. Cash**  
Property Address: 7 Blue Gill Trail,  
Fairfield, PA 17320  
UPI/Tax Parcel Number:  
43003-0018--000  
Owner of Property Situate in Carroll Valley  
Borough, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$85,299.46  
Attorney For Plaintiff:  
Christopher A. DeNardd

**No. 23-SU-981**  
**Crosscountry Mortgage, LLC**  
**vs.**  
**Joshua D. Funt**  
Property Address: 16 Main Street,  
Arendtsville, PA 17303  
UPI/Tax Parcel Number:  
02006-0020---000  
Owner of Property Situate in the  
Borough of Arendtsville, Adams  
County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$131,193.20  
Attorney for Plaintiff:  
Manley Deas Kochalski, LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**No. 23-SU-1121**  
**Pennsylvania Housing Finance Agency**  
**vs.**  
**Samuel A. Hand, The United States of**  
**America**  
Property Address: 308 East York Street,  
Biglerville, PA 17307  
UPI/Tax Parcel Number:  
05004-4005---000  
Owners of Property Situate in Biglerville  
Borough, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$233,525.18  
Attorney for Plaintiff:  
Leon P. Haller

**No. 23-SU-358**  
**NEWREZ, LLC d/b/a Shellpoint Mortgage**  
**Servicing**  
**vs.**  
**Thomas Albert Lazarek, Robin Lazarek**  
Property Address: 330 Hirschmann Road,  
Biglerville, PA 17307  
UPI/Tax Parcel Number:  
29C05-0051--000  
Owners of Property Situate in Biglerville  
Borough, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$204,983.21  
Attorney for Plaintiff:  
Christopher A. Denardo

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

4/19, 4/26, 5/3

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 on-line auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Spring, MD 20910, on May, 17th, 2024, at 10:00 a.m.

**No. 23-SU-1025**  
**Truist Bank, formerly known as**  
**Branch Banking and Trust Company**  
**vs.**  
**Cindy L. Mundorff a/k/a Cindy L. Curtis,**  
**Executrix of the Estate of Delores J.**  
**Mundorff a/k/a Delores Jean Mundorff**  
**Property Address: 768 Brickcrafter Road,**  
**New Oxford, PA 17350**  
**UPI/Tax Parcel Number:**  
**32J11-0066----000**  
**Owners of Property Situate in Mt.**  
**Pleasant Township, Adams County,**  
**Pennsylvania**  
**Improvements Thereon:**  
**Residential Dwelling**  
**Judgment Amount: \$71,803.14**  
**Attorneys for Plaintiff:**  
**McCabe, Weisberg & Conway, LLC**  
**1420 Walnut Street, Suite 1501**  
**Philadelphia, PA 19102**

**No. 22-SU-786**  
**Specialized Loan Servicing, LLC**  
**vs.**  
**Danielle C. Ryan**  
**Property Address: 320 Braggtown Road,**  
**York Springs, PA 17372**  
**UPI/Tax Parcel Number:**  
**23-J03-0034-000**  
**Owner of Property Situate in Latimore**  
**Township, Adams County, Pennsylvania**  
**Improvements Thereon:**  
**Residential Property**  
**Judgment Amount: \$206,703.67**  
**Attorneys for Plaintiff:**  
**Robertson, Anschutz, Schneid, Crane &**  
**Partners, PLLC**  
**A Florida Professional Limited Liability**  
**Company**  
**133 Gaither Drive, Suite F**  
**Mt. Laurel, NJ 08054**

**No. 19-SU-1347**  
**Lakeview Loan Servicing, LLC**  
**vs.**  
**Kayla Elizabeth Shipley, Jacob Adam Martin**  
**Property Address: 165m Church Road,**  
**Orrtanna, PA 17353**  
**UPI/Tax Parcel Number:**  
**12809-0084**  
**Owners of Property Situate in Franklin**  
**Township, Adams County, Pennsylvania**  
**Improvements Thereon:**  
**Residential Dwelling**  
**Judgment Amount: \$138,690.19**  
**Attorneys for Plaintiff:**  
**Stern & Eisenberg, PC**  
**1581 Main Street, Suite 200**  
**The Shops at Valley Square**  
**Warrington, PA 18976**  
**215-572-8111**

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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

4/19, 4/26, 5/3

**ESTATE NOTICES**

**NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary 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 IRVING E. FLESHMAN, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania  
 Administratrix: Angela R. Filkins, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
 Attorney: Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
 717-637-9799

**ESTATE OF JAMES A. FORBES, DEC'D**

Late of McSherrystown Borough, Adams County, Pennsylvania  
 Co-Executors: Michele A. Sharrah, 124 South 3<sup>rd</sup> Street, McSherrystown, PA 17344; Douglas A. Forbes, 205 Barley Circle, Hanover, PA 17331  
 Attorney: Bernard A. Yannetti, Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF MARIE A. GOCKOWSKI, DEC'D**

Late of Gettysburg Borough, Adams County, Pennsylvania  
 Executrix: Carol A. Rentz, 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 BARBARA J. HASTINGS a/k/a BARBARA JOLYNNE HASTINGS, DEC'D**  
 Late of Cumberland Township, Adams County, Pennsylvania  
 Administratrix: Melissa J. Dyniec, c/o Salzmans Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325  
 Attorney: Todd A. King, Esq., Salzmans Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325

**ESTATE OF STEPHEN W. JACOBS, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania  
 Co-Executors: S. Lawton Jacobs & Kimberly J. Lehman, c/o Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013  
 Attorney: Matthew A. McKnight, Esq., Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013

**ESTATE OF MICHAEL E. KALTREIDER, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania  
 Administratrix: Kelly M. Kaltreider, 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 GLENDA R. MYERS, DEC'D**

Late of Mt. Pleasant Township, Gettysburg, Adams County, Pennsylvania  
 Administrator: Robert D. Myers, 483 Gun Club Rd., York, PA 17406

**ESTATE OF HAROLD D. NAUGLE, JR., DEC'D**

Late of Liberty Township, Adams County, Pennsylvania  
 Co-Administrators: Laura Naugle, 644 Company Street, York, PA 17401; Lucy Burke, P.O. Box 97, South Mountain, PA 17261; Melinda Hockenberry, 1145 Coldspring Road, Fayetteville, PA 17222  
 Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

**ESTATE OF LYLE W. STUTZMAN, DEC'D**  
 Late of Oxford Township, Adams County, Pennsylvania  
 Executor: David L. Stutzman, 7743 Fairplay Rd., Boonsboro, MD 21713

**SECOND PUBLICATION****ESTATE OF REYNALDO ARRIAZOLA, DEC'D**

Late of Union Township, Adams County, Pennsylvania  
 Co-Administrators C.T.A.: Jason Austen Arriazola & Raymond Nathan Arriazola, 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 CAROLYN M. CREAGER, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania  
 Executrix: Donna Mackley, 1655 Knoxlyn Road, Gettysburg, PA 17325  
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF LINDA L. FITZ, DEC'D**

Late of Fairfield Borough, Fairfield, Adams County, Pennsylvania  
 Co-Executors: Steven Fitz, P.O. Box 222, Fairfield, PA 17320; David Fitz, 46 Cheryl Trail, Fairfield, PA 17320  
 Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF ROBERT W. ROBISCH, DEC'D**

Late of Littlestown Borough, Adams County, Pennsylvania  
 Executrix: Wendy A. Krebs, 44 Stoners Circle, Littlestown, PA 17340  
 Attorney: Adam D. Boyer, Esq., Barley Snyder, LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

**(SECOND PUBLICATION CONTINUED)****ESTATE OF LARRY R. WOLFE, DEC'D**

Late of Biglerville Borough, Adams County, Pennsylvania  
 Executor: Brant D. Weaver, 83 Crest View Drive, East Berlin, PA 17316  
 Attorney: Puhl & Thrasher, Attorneys at Law, 220 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF CHARLES A. RITTER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania  
 Administratrix: Michelle R. Chapman, 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

**THIRD PUBLICATION****ESTATE OF MARY E. AYRE, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania  
 Administrator: W. Wesley Ayre, 1138 Long Lane, Gettysburg, PA 17325

**ESTATE OF ALBRECHT R. SCHINDLER, ESQ.**

Late of East Berlin Borough, Adams County, Pennsylvania  
 Executor: Michael R. Ressel, c/o CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316  
 Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316

**ESTATE OF WILLIAM S. AYRE, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania  
 Administrator: W. Wesley Ayre, 1138 Long Lane, Gettysburg, PA 17325

**ESTATE OF DONNA R. TYLER, DEC'D**

Late of McSherrystown Borough, Adams County, Pennsylvania  
 Executrix: Debra L. Dick, 3321 Old Harrisburg Road, Gettysburg, PA 17325  
 Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF RICHARD W. BURKETT a/k/a RICHARD WILLIAM BURKETT, DEC'D**

Late of Union Township, Adams County, Pennsylvania  
 Executrix: Wendy H. Burkett, 414 Mehrling Road, Littlestown, PA 17340  
 Attorney: Puhl & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF DOLORES JANE WILLIAMS**

a/k/a D. JANE WILLIAMS, DEC'D  
 Late of Mt. Joy Township, Adams County, Pennsylvania  
 Executor: Todd J. Williams, 417 Heritage Drive, Gettysburg, PA 17325  
 Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF WILLIAM WALL BURNS II a/k/a WILLIAM WALL BURNS, DEC'D**

Late of Fridley, Anoka County, Minnesota  
 Personal Representative: Erin M. Wood, c/o Scott A. Ruth, 123 Broadway, Hanover, PA 17331  
 Attorney: Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

**ESTATE OF DONALD L. PATTERSON a/k/a DONALD LEE PATTERSON, DEC'D**

Late of Butler Township, Adams County, Pennsylvania  
 Co-Executors: Sommer R. McGuire, 5 Hunt Place, Mechanicsburg, PA 17050; Elijah D. L. Patterson, 5185 N. Salem Church Road, Dover, PA 17315  
 Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325