

# Adams County Legal Journal

Vol. 63

June 25, 2021

No. 8

# Invest with Experience.

The right financial partner will help you plan for the future and manage investments with you and your family's best interests first and foremost. No need to look further...you've found the right partner at ACNB Bank.

Securities and Insurance Products are: NOT FDIC INSURED • MAY LOSE VALUE • NOT BANK GUARANTEED • NOT A DEPOSIT • NOT INSURED BY ANY FEDERAL GOVERNMENT ENTITY



ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.

All rights reserved.

TRUST NOTICE

The undersigned First Successor Trustee under the Kemmet Family Trust dated May 10, 2016, hereby gives notice that as a result of the death of William F. Kemmet, late of the Borough of Littlestown, Adams County, Pennsylvania, he has assumed title to the assets held in such trust, and all persons indebted to William F. Kemmet are requested to make payment without delay and those having claims against the same, shall make them known to the Trustee at Mooney Law, 230 York Street, Hanover, PA 17331.

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

6/18, 6/25, & 7/2

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on May 3, 2021, a petition for name change was filed in the Court of Common Pleas of Adams County, Pennsylvania requesting a decree to change the name of Petitioner Lindsey Vanessa Brehm to Lindsey Vanessa Alarcom. The Court has affixed August 20, 2021 at 10:00 am in courtroom #4, third 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 they have, why the Petition should not be granted.

Attorney Scott A. Harper, Esq.  
P.O. Box 337  
Wellsville, PA 17365  
717-718-8672

6/25

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Auto Body Evolution, LLC of 372 El Vista Drive, Hanover, PA 17331 is the only persons owning or interested in the business, the character of which is auto body collision repair and that the name, style and designation under which said business is and will be conducted is BOB'S BODY SHOP. The location where said business is and will be located is 215 M Street, Littlestown, PA 17340.

Scott J. Strausbaugh, Esq.

6/25

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 July 16th, 2021 at 10:00 a.m.

**No. 20-SU-319**  
**Lakeview Loan Servicing, LLC**  
 vs.

**Elizabeth A. Clyburn, Brian G. Clyburn**  
 Property Address: 45 Cannon Lane,  
 Gettysburg, PA 17325  
 UPI/Tax Parcel Number:  
 320120032-000

Owner(s) of property situate in Mount Pleasant Township, Adams County, Pennsylvania

Improvements thereon:  
 Residential Dwelling  
 Judgment Amount: \$139,469.98  
 Attorneys for Plaintiff:  
 McCabe, Weisberg & Conway, LLC  
 123 South Broad Street, #1400  
 Philadelphia, PA 19109

**No. 20-SU-710**  
**Bank Of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust**  
 vs.

**Deborah Ensor, Known Heir Of Clyde Wallace, Deceased, Donna Reese, Known Heir Of Clyde Wallace, Deceased, Charles Wallace, Known Heir Of Clyde Wallace, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest For Or Under Clyde Wallace, Deceased**  
 Property Address: 1005 Lake Meade Road, East Berlin, PA 17316  
 UPI/Tax Parcel Number:  
 35J06-0018-000

Owner(s) of property situate in Reading Township, Adams County, Pennsylvania  
 Improvements thereon:  
 Residential Dwelling  
 Judgment Amount: \$203,165.70  
 Attorneys for Plaintiff:  
 LOGS Legal Group LLP

**No. 21-SU-399**  
**Peoplesbank, Codorus Valley Company**  
 vs.

**Robert W. Fischer, Diffendal Welliver INC**  
 Property Address: 305 Basehoar School Road, Littlestown, PA 17340  
 UPI/Tax Parcel Number:  
 41J16-0056---000 and 41J16-0021

Owner(s) of property situate in Union Township, Adams County, Pennsylvania  
 Improvements thereon:

Parcel A: undeveloped lot, and  
 Parcel B: residential dwelling  
 Judgment Amount: \$558,548.89.  
 Attorneys for Plaintiff:  
 Brubaker Connaughton Goss & Lucarelli LLC

**No. 20-SU-1051**  
**U.S. Bank National Association, As Indenture Trustee, For the Cim Trust 2016-1, Mortgage-Backed Notes, Series 2016-1**  
 vs.

**Mark G. Speelman, Sr., Rose Marie Speelman**  
 Property Address: 1640 Mummasburg Road, Gettysburg, PA 17325  
 UPI/Tax Parcel Number:  
 09E11-0070-000

Owner(s) of property situate in Cumberland Township, Adams County, Pennsylvania

Improvements Thereon:  
 Residential Dwelling  
 Judgment Amount: \$204,211.16  
 Attorneys for Plaintiff:  
 KML Law Group, P.C.

**No. 18-SU-1236**  
**Bank Of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust**  
 vs.

**Ock H. Stoner, Unknown Heirs Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title or Interest from Or Under Ock H. Stoner, Deceased, Rose Stoner, Paula Lee Stoner, Marcia Stoner, Alesia Naimi**  
 Property Address: 82 Carrolls Tract Road, Fairfield, PA 17320  
 UPI/Tax Parcel Number:  
 18C14-0046---000

Owner(s) of property situate in Hamiltonban Township, Adams County, Pennsylvania  
 Improvements Thereon:  
 A Residential Dwelling  
 Judgment Amount: \$220,577.86  
 Attorneys for Plaintiff:  
 LOGS Legal Group LLP

**No. 19-SU-1415**  
**Wells Fargo Bank, N.A.**  
 vs.

**Victoria Wall a/k/a Victoria S. Wall a/k/a Victoria Shannon Wall**  
 Property Address: 10 Deborah Trail, Fairfield, PA 17320  
 UPI/Tax Parcel Number:  
 43208-0120-000

Owner(s) of property situate in Carroll Valley Borough, Adams County, Pennsylvania  
 Improvements Thereon:

Residential Dwelling  
 Judgment Amount: \$310,284.27  
 Attorneys for Plaintiff:  
 Manley Deas Kochalski LLC

**No. 11-SU-317**  
**21st Mortgage Corporation**  
 vs.

**Timothy L. Wilkinson, Christine M. Wilkinson**  
 Property Address: 757 Gablers Road, Gardners, PA 17324  
 UPI/Tax Parcel Number:  
 29-F404-0047A-000

Owner(s) of property situate in Menallen Township, Adams County, Pennsylvania  
 Improvements thereon:

Residential Dwelling  
 Judgment Amount: \$266,208.90  
 Attorneys for Plaintiff:  
 KML Law Group

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

6/18, 6/25, & 7/2



# What are your clients' favorite things?

Chances are, your clients care deeply about certain organizations and causes. Help them bring their dreams to fruition with free philanthropic planning tools and ongoing support from the Adams County Community Foundation.

- **Expertise in all areas of gift planning**
- **Free, confidential consultations**
- **Respect for your client relationships**
- **Facilitation of charitable giving in Adams County and beyond**

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



25 South 4th Street  
Gettysburg, PA 17325  
[www.adamscountycf.org](http://www.adamscountycf.org)



**Good for your clients. Good for the community. Good for you.**

**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 ELIZABETH T. GRUBB, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administratrix CTA: Patricia A. Groft, 125 Puma Drive, Hanover, PA 17331

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

**ESTATE OF WAYNE KOZAK, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Dawn N. Baughman f/k/a Dawn Kozak, 970 Hostetter Road, Hanover, PA 17331

Attorney: Thomas E. Miller, Esq., Law Office of Thomas E. Miller, Esquire LLC, 249 York Street, Hanover, PA 17331

**ESTATE OF ROGER R. WEAVER, DEC'D**

Late of the Borough of Booneauville, Adams County, Pennsylvania

Co-Executors: Michael P. Weaver, 1 East Hanover Street, Gettysburg, PA 17325; Tracy Zimmer, 28C East Hanover Street, Gettysburg, PA 17325

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

**SECOND PUBLICATION****ESTATE OF MARY NAOMI BOWLING a/k/a MARY N. BOWLING, DEC'D**

Late of Highland Township, Adams County, Pennsylvania

Executrix: Vivian Wright, 12 Bluegill Trail, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF PHILIP L. LAUGHMAN a/k/a PHILIP LESLIE LAUGHMAN, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Elisa A. Laughman, 854 Lingg Road, New Oxford, PA 17350

Attorney: Amy E.W. Ehrhart, Esq., 118 Carlisle Street, Suite 202, Hanover, PA 17331

**ESTATE OF JAMES MACKEY, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Administratrix: Sarah Mackey, 592 Guernsey Road, Aspers, PA 17304

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

**ESTATE OF MARY VIRGINIA McLATCHY, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Timothy McLatchy, 9 Palmers Landing, Cape Charles, VA 23310

Attorney: Jeffery M. Cook, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF RICHARD PAUL MULLIN, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Carol M. Dizenzo, c/o Scott J. Strausbaugh, Esq., 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 JEFFREY LEE SCHAFFER a/k/a JEFFREY L. SCHAFFER, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Deborah L. Schaffer, 30 Chestnut Hill Circle, Hanover, PA 17331

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

**ESTATE OF DAVID J. SMITH, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Lisa A. Smith, 112 Gun Club Road, York Springs, PA 17372

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

**ESTATE OF ANN B. WELCH, DEC'D**

Late of the Borough of Booneauville, Adams County, Pennsylvania

Executrix: Marie Welch, 17 Sunset Drive, Gettysburg, PA 17325

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

**THIRD PUBLICATION****ESTATE OF BETTY M. DONALDSON, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Personal Representatives: Beverly M. Benner, 1675 Cold Springs Road, Fairfield, PA 17320; Steven F. Donaldson, 784 Carrolls Tract Road, Gettysburg, PA 17325; David G. Donaldson, 782 Carrolls Tract Road, Gettysburg, PA 17325

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

**ESTATE OF AXEL ROBERT SEXTON JOHNSON, JR., DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Executor: Jennifer Fowler, c/o Duane P. Stone, Esq., Stone, Wiley, & Linsenbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

Attorney: Duane P. Stone, Esq., Stone, Wiley, & Linsenbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

**ESTATE OF ESTHER G. LITTLE, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Beverly A. Kennedy, 1644 Shoemaker Drive, New Oxford, PA 17350; Nile R. Little, Jr., 4205 Grandview Drive, Hanover, PA 17331

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF ANNA LOUISE McGONIGAL, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Personal Representatives: Debra Moser, 706 West Middle Street, Hanover, PA 17331; Scott McGonigal, 2967 Centennial Road, Hanover, PA 17331

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

**ESTATE OF LOIS E. PERRY a/k/a LOIS EDNA PERRY, DEC'D**

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executrix: Carla J. McMaster, c/o Richard H. Mylin, III, Esq., 2025 E. Market Street, York, PA 17402

Attorney: Richard H. Mylin, III, Esq., 2025 E. Market Street, York, PA 17402

**THIRD PUBLICATION CONTINUED**

ESTATE OF DONALD W. RICHMOND,  
a/k/a DONALD WAYNE RICHMOND,  
DEC'D

Late of Mount Joy Township, Adams  
County, Pennsylvania

Timothy Wayne Richmond, 300  
McGlaughlin Road, Gettysburg, PA  
17325

Attorney: John J. Murphy III, Esq.,  
Patrono & Murphy, LLC, 28 West  
Middle Street, Gettysburg, PA  
17325

ESTATE OF NORMAN N. WANTZ,  
DEC'D

Late of the Borough of Littlestown,  
Adams County, Pennsylvania

Executor: Steven Wantz, 446 Harney  
Road, Littlestown, PA 17340

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



**LESLIE**  
Vocational  
Consulting

**Sincerity. Honesty. Reliability.**  
**Celebrating 20+ Years of Business**

**Vocational Expert Testimony  
& Rehabilitation Services**

Sterling Center  
26E East Roseville Road  
Lancaster, PA 17601

(717) 435-9693  
(717) 435-9453 (fax)  
[www.leslievc.com](http://www.leslievc.com)

**Terry P. Leslie, M.Ed., CRC, ABVE/D, LPC**  
President/Vocational Expert