

Adams County Legal Journal

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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 March 17th, 2023, at 10:00 a.m.

No. 22-SU-646

U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust

vs.

Jonathan C. Alford and Angela E. Alford
Property Address: 195 Saint Johns Road W., Littlestown, PA 17340

UPI/Tax Parcel Number:

15-117-42C---000

Owner(s) of property situate in Germany Township, Adams County, Pennsylvania
Improvements: Residential Property
Judgment: \$240,365.60

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

A Florida Limited Liability Company
133 Gaither Drive, Suite F.

Mt. Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

No. 22-SU-860

U.S. Bank National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-TC1

vs.

John W. Forsythe

Property Address: 584 Aspers

Bendersville Road, Aspers, PA 17304

UPI/Tax Parcel Number:

29F05-0078-000

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

Residential Dwelling

Judgment Amount: \$108,720.04

Attorneys for Plaintiff:

Robert, Anschutz, Schneid,
Crane & Partners, PLLC

133 Gaither Drive, Suite F.

Mt. Laurel, NJ 08054

No. 21-SU-539

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust

vs.

Rodger J. Gingco

Property Address: 14 Musket Drive,

Gettysburg, PA 17325

UPI/Tax Parcel Number:

09E12-02333---000

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

Improvements Thereon:

Residential Real Estate

Judgment Amount: \$199,440.97

Attorneys for Plaintiff:

Stern & Eisenberg, P.C.

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

No. 22-SU-985

PNC Bank, National Association

vs.

Heather Groft a/k/a Heather L. Groft

Property Address: 73 East Locust Lane,

New Oxford, PA 17350

UPI/Tax Parcel Number:

35008-0102-000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$168,427.26

Attorneys for Plaintiff:

KML Law Group, P.C.

No. 22-SU-500

Newrez LLC D/B/A Shellpoint

Mortgage Servicing

vs.

Haitham Samir Rabie, Christine Rabie

Property Address: 220 Race Track

Road, Hanover, PA 17331

UPI/Tax Parcel Number:

04K11-0094B-000

Owner(s) of property situate in Berwick Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$210,228.03

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

A Florida Limited Liability Company

133 Gaither Drive, Suite F.

Mt. Laurel, NJ 08054

No. 22-SU-331

Reverse Mortgage Funding LLC
vs.

Michael Ryan, Known Heir of Leo Patrick Ryan, Sr., Deceased, Daniel Harris, Known Heir of Leo Patrick Ryan, Sr., Deceased, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Leo Patrick Ryan, Sr., Deceased
Property Address: 36 Pennsylvania Avenue, Littlestown, PA 17340

UPI/Tax Parcel Number:

27007-0062---000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$144,634.20

Attorneys for Plaintiff:

LOGS Legal Group, LLP

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.

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James W. Muller

Sheriff of Adams County

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2/17, 2/24, & 3/3

JAMES E. STEPHENS, III, INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE OF THE ESTATE OF
JAMES E. STEPHENS, JR. AND THE ESTATE OF
JAMES E. STEPHENS, JR. VS. DEBORAH A. STEPHENS

1. On October 30, 2019, Defendant pled guilty to murder in the third degree, 18 Pa. C.S.A. § 2502(c). During oral colloquy conducted by the Honorable Judge Thomas Campbell, Defendant admitted that she struck Stephens, Jr. with a baseball bat multiple times which ultimately resulted in his death, Defendant was subsequently sentenced to incarceration for a period of not less than 20 years nor more than 40 years. Thereafter, Defendant timely filed Post Sentence Motions and a direct appeal to the Pennsylvania Superior Court.

2. Currently, the Defendant seeks to stay Plaintiff's civil claim during the pendency of her P.C.R.A. Petition in the related criminal matter.

3. She argues that the pursuit of the civil complaint against her simultaneously with active criminal litigation violates her right against self-incrimination as established by the Fifth Amendment of the United States Constitution and Article I, Section 8, of the Pennsylvania Constitution.

4. In the civil action, the burden of proof rests with the plaintiff in establishing entitlement to a favorable judgment. In the concurrent criminal litigation, as discussed above, the burden of proof rests with the defendant. Significantly, in order to be successful, the Defendant cannot simply rely on the right against self-incrimination: the current conviction will stand absent her affirmative presentation of evidence. Under these circumstances, any factual overlap is of little consequence as the Defendant must provide the evidence that she is claiming to be protected if she has any hope of overturning her conviction.

5. It is beyond question that at some point, Plaintiffs are entitled to a judicial resolution of their claims. Accepting Defendant's position would set contrary precedent allowing one to indefinitely avoid the civil consequences of their criminal conviction through the endless filing of appeals, PCRA petitions, habeas corpus petitions, and pardon applications. At some point, the expeditious resolution of civil proceedings outweighs any prejudice to the Defendant.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, 2020-SU-746, JAMES E. STEPHENS, III,
INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF JAMES E. STEPHENS, JR. AND THE ESTATE
OF JAMES E. STEPHENS, JR. VS. DEBORAH A. STEPHENS

Edward A. Paskey, Esquire, Attorney for Plaintiffs

John C. Porter, Esquire, Attorney for Defendant

George, P. J., January 23, 2023

OPINION

Before the Court is the motion of Deborah A. Stephens (“Defendant”) seeking to stay civil proceedings initiated against her by James E. Stephens, III and the Estate of James E. Stephens, Jr. (“Plaintiffs”). The causes of action raised against the Defendant are brought pursuant to the Slayer’s Act (“Slayer’s Act”), 20 Pa. C.S. § 8802; the Wrongful Death Act, 42 Pa. C.S. § 8301; and the Survival Act, 42 Pa. C.S. § 8302. For the reason set forth below, the motion will be denied.

On September 6, 2018, Pennsylvania State Police responded to 205 Middle Street, York Springs, Adams County, Pennsylvania. Upon arrival at the scene, troopers spoke to James E. Stephens, III who claimed that his mother, the Defendant, told him she had killed his father, James E. Stephens, Jr., by beating him with a baseball bat. Troopers entered the residence and confirmed Stephens, Jr. was deceased from what appeared to be blunt force trauma. A baseball bat was also located in the residence. Defendant, who was present, advised troopers that she did in fact kill Stephens, Jr. by hitting him with a baseball bat. Defendant was subsequently charged with criminal homicide, 18 Pa. C.S.A. § 2501(a); murder in the first degree, 18 Pa. C.S.A. § 2502(a); and murder in the third degree, 18 Pa. C.S.A. § 2502(c).

On October 30, 2019, Defendant pled guilty to murder in the third degree, 18 Pa. C.S.A. § 2502(c). During oral colloquy conducted by the Honorable Judge Thomas Campbell, Defendant admitted that she struck Stephens, Jr. with a baseball bat multiple times which ultimately resulted in his death. Defendant was subsequently sentenced to incarceration for a period of not less than 20 years nor more than 40 years. Thereafter, Defendant timely filed Post-Sentence Motions and a direct appeal to the Pennsylvania Superior Court.¹ By Order from the Superior Court dated February 19, 2021, the Defendant’s conviction was affirmed. A subsequent Petition for Allowance of Appeal to the Pennsylvania Supreme Court was denied.

On May 27, 2022, Defendant filed a Post-Conviction Relief Petition pursuant to Pennsylvania’s Post Conviction Relief Act, 42

¹ As a term of the guilty plea, Defendant reserved the right to appeal a pre-trial ruling.

Pa. C.S.A. § 9541 et seq., alleging ineffectiveness of plea counsel. Hearing before the trial court on the P.C.R.A. Petition is currently scheduled for January 23, 2023.²

Currently, Defendant seeks to stay Plaintiffs' civil claim during the pendency of her P.C.R.A. Petition in the related criminal matter. In her motion, Defendant claims that both the pending civil matter and related criminal action flow from the same factual background focusing on her involvement in the murder of Stephens, Jr. She argues that the pursuit of the civil complaint against her simultaneously with active criminal litigation violates her right against self-incrimination as established by the Fifth Amendment of the United States Constitution and Article I, Section 9, of the Pennsylvania Constitution.

Unquestionably, the right against self-incrimination is "inalienable, inviolable, and irrevocable." *Commonwealth v. Fisher*, 398 Pa. 237, 157 A.2d 207, 210 (Pa. 1960). As such, the right may be invoked in any proceeding "in which the witness reasonably believes that the information sought, or discoverable as a result of his testimony, could be used in a subsequent state or federal or criminal prosecution." *United States v. Balsys*, 524 U.S. 666, 672, 118 S. Ct. 2218, 141 L. Ed. 2d 575 (1998); *Commonwealth v. Brown*, 26 A.3d 485, 493-494 (Pa. Super. 2011). Nevertheless, the determination as to whether civil proceedings should be stayed while related criminal litigation is pending is not automatic. Rather, the decision to grant or deny a motion to stay a civil proceeding pending resolution of a related criminal matter is within the sound discretion of the trial court after a balancing of the following six factors:

1. the extent to which the issues in the civil and criminal cases overlap;

² Subsequent to argument in this matter, on December 19, 2022, Defendant's P.C.R.A. attorney filed a *Turner/Finley* no-merit letter pursuant to *Commonwealth v. Turner*, 544 A.2d 927 (Pa. 1988), and *Commonwealth v. Finley*, 550 A.2d 213 (Pa. Super. 1988). A *Turner/Finley* letter is an opinion letter by counsel indicating that counsel is of the opinion, after conducting an independent review of the record, that a P.C.R.A. defendant's claim is without legal merit. The *Turner/Finley* no-merit letter related to only one of two separate claims raised by Defendant in her P.C.R.A. Petition. The remaining claim alleges trial counsel was ineffective in permitting Defendant to enter a plea of guilty.

2. the status of the criminal proceedings, including whether any defendants have been indicted;
3. the plaintiff's interests in expeditious civil proceedings weighed against the prejudice to the plaintiff caused by the delay;
4. the burden on the defendants;
5. the interests of the court; and
6. the public interest.

Keesee v. Dougherty, 230 A.3d 1128, 1133 (Pa. Super. 2020), quoting *Adelphia Communications Sec. Litig*, No. 02-1781, 2003 U.S. Dist. PRINT LEXUS 9736, 2003 WL 22358819 (E.D. Pa. May 13, 2003).

In balancing the *Keesee* factors, it is important to recognize the status of the criminal litigation. Defendant is currently convicted and under sentence for the crime of third-degree murder. She no longer enjoys the presumption of innocence that an accused enjoys prior to conviction. *See Commonwealth v. Baker*, 531 Pa. 541, 614 A.2d 663 (Pa. 1992) (presumption of innocence is no longer applicable following conviction); *see also* Pa. Standard Criminal Jury Instruction 7.01 (criminal defendant is presumed innocent until a finding of guilty). Similarly, following her guilty plea, the Commonwealth is relieved of proving the defendant's guilt.

In post-conviction proceedings, it is the petitioner (defendant) who has the burden of proving that a plea of guilty was involuntary and therefore constitutionally deficient. *Commonwealth v. Emerick*, 434 Pa. 256, 252 A.2d 365 (Pa. 1969). Although a guilty plea may be found involuntary due to counsel's ineffectiveness, it is important to understand that counsel is presumed to have been effective in representation of a client. *Commonwealth v. Andrews*, 158 A.3d 1260, 1263 (Pa. Super. 2017). In order to overcome this presumption, a post-conviction petitioner must plead and prove:

1. the underlying legal claim is of arguable merit;
2. counsel's action or inaction lacked any objectively reasonable basis designed to effectuate his client's interests; and
3. prejudice, to the effect that there was reasonable probability of a different outcome if not for counsel's error.

Andrews, Id. A.3d at 1263, quoting *Commonwealth v. Natividad*, 595 Pa. 188, 938 A.2d 310, 321 (Pa. 2007).

The foregoing authority makes clear that unlike a pre-conviction accused who is presumed innocent and has no burden of proof whatsoever, a post-conviction defendant is no longer shielded by a presumption of innocence and must carry an affirmative burden of proof to be entitled to judicial relief from the conviction. It is through the lens of one who has already been convicted of criminal conduct through which the *Keese* factors will be considered.

Unquestionably, the common nexus in the related litigations before the Court is the factual cause of the death of Stephens, Jr. Indeed, Defendant's criminal conviction is based upon the same conduct which Plaintiffs will be required to prove in order for Plaintiffs to be successful on their cause of action. Although the factual foundation underlying each of the separate litigations is substantially similar, the procedural stance of the separate litigations minimizes the concern over one's right against self-incrimination being jeopardized. In the civil action, the burden of proof rests with the Plaintiff in establishing entitlement to a favorable judgment. In the concurrent criminal litigation, as discussed above, the burden of proof rests with the Defendant. Significantly, in order to be successful, the Defendant cannot simply rely on the right against self-incrimination: the current conviction will stand absent her affirmative presentation of evidence. Under these circumstances, any factual overlap is of little consequence as the Defendant must provide the evidence which she is claiming to be protected if she has any hope of overturning her conviction.³

The second *Keese* factor concerning the status of the criminal proceeding weighs heavily in favor of denying the stay. At this moment in time, Defendant is convicted of murder. She has stood in a public courtroom and admitted to a Judge that she committed the crime for which she is convicted. She has also exhausted all direct appeal rights challenging her conviction. As such, the judgment of

³ The Court notes that in neither the criminal nor the civil litigation is Defendant alleging she did not commit the killing. Rather, she is claiming the killing to be justified. In the context of the PCRA, in order to be successful, Defendant has the burden of establishing she suffered prejudice, or, in other words, she had a meritorious defense that was not properly pursued.

conviction is final. *Commonwealth v. Callahan*, 101 A.3d 118 (Pa. Super. 2014) (judgment is final upon expiration of direct appeal rights). It is difficult to fathom that to the extent any right against self-incrimination even exists, it justifies stay in these proceedings.

Interestingly, the civil litigation before the Court involves not only Plaintiffs' causes of action against Defendant but also Defendant's counterclaims against Plaintiffs. In her counterclaims, Defendant pursues causes of action for unjust enrichment, conversion, and negligence. Among the allegations in support of the counterclaims is Defendant's verified statement that Plaintiffs deprived her of personal property without lawful justification. Counterclaim, paragraph 88. The significance of the counterclaims is two-fold: (1) Defendant has waived any right to self-incrimination by alleging her lawful possession of property converted by Plaintiffs; and (2) she has publicly accused Plaintiffs of tortious conduct thereby heightening Plaintiffs' interest in the expeditious resolution of the litigation. In regard to the second matter, Plaintiffs are entitled to a prompt resolution of the stigma of misconduct raised by Defendant's public claims. It is simply unfair to permit a party to assail one's reputation and thereafter indefinitely stall the person's ability to defend the allegations in a public courtroom.

Even absent the significant interest of Plaintiffs to prompt resolution of the counterclaim against them, Plaintiffs have an independent interest in the expeditious resolution of their causes of action. The murder which is the subject of the litigation occurred on September 6, 2018. Over four years have since passed. As mentioned above, during that time, significant criminal litigation has occurred including exhaustion of Defendant's direct appeal rights following her conviction. Defendant now requests the Court to stay Plaintiffs' causes of action, including discovery, indefinitely while she pursues post-conviction relief. Presumably, an adverse decision by the PCRA court will likely be challenged by subsequent appeal. Following exhaustion of her state post-conviction avenues of relief, Defendant could potentially seek relief from her conviction in federal court. It is beyond question that at some point, Plaintiffs are entitled to a judicial resolution of their claims. Accepting Defendant's position would set contrary precedent allowing one to indefinitely avoid the civil consequences of their criminal conviction through the endless

filing of appeals, PCRA petitions, habeas corpus petitions, and pardon applications. At some point, the expeditious resolution of civil proceedings outweighs any prejudice to Defendant. Appellate courts have determined the critical point to be the time of final judgment. *See Shaffer v. Smith*, 543 Pa. 526, 673 A.2d 672 (1996) (unless reversed on appeal, judgment is deemed final for purposes of res judicata or collateral estoppel).

Similarly, the remaining *Keese* factors weigh in favor of denying the stay. The Court's interest in the efficient and effective administration of justice, as well as the public's right to the same, outweigh any prejudice to Defendant.⁴

For the foregoing reasons, the attached Order is entered.

ORDER OF COURT

AND NOW, this 23rd day of January 2023, it is hereby Ordered that Defendant's Motion to Stay Civil Proceedings is denied.

⁴ Defendant has been unable to articulate any reason that the entire litigation must be stayed as compared to a stay of a deposition or examination of Defendant only. Defendant's self-incrimination interests are not compromised by Plaintiffs' pursuit of discovery independent of any examination of Defendant. However, the issue of the Defendant relying upon her right against self-incrimination should she subsequently be deposed is not before the Court as the current issue does not arise in her refusal to answer specific questions put to her.

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 March 17th, 2023, at 10:00 a.m.

No. 16-SU-640
National Mortgage LLC D/B/A
Champion Mortgage Company

vs.
Cleonson Stoner
Property Address: 4199 York Road,
New Oxford, PA 17350
UPI/Tax Parcel Number:

32-111-0042 -000
Owner(s) of property situate in Mount Pleasant Township, Adams County, Pennsylvania

Improvements Thereon:
Residential Dwelling
Judgment Amount: \$231,007.48
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 22-SU-422
PHH Mortgage Corporation
vs.

George J. Weitzel, Jr., The Unknown
Heirs of George J. Weitzel, Jr., Deceased
Property Address: 302 North Queen Street, Littlestown, PA 17340
UPI/Tax Parcel Number:

27005-0047-000
Owner(s) of property situate in the Borough of Littlestown, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling
Judgement Amount: \$146,580.69
Attorneys for Plaintiff:
Stern & Eisenberg, PC

No. 21-SU-433
Truist Bank, Successor by Merger to
Suntrust Bank

vs.
Thomas West, Natalie West
Property Address: 102 West Imperial Drive, Aspers, PA 17304
UPI/Tax Parcel Number:

29F05-0196-000
Owner(s) of property situate in Menallen Township, Adams County, Pennsylvania

Improvements Thereon:
Residential Dwelling
Judgment Amount: \$439,761.42
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.

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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.

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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 SARAH J. CRAWMER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Barbara J. Dees and Richard E. Dees, c/o Rachel L. Gates, Esq., 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 BETTY J. MERENDA, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Jean M. Cavey, P.O. Box 123, Littlestown, PA 17340

ESTATE OF DORIS J. MONN, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: Eddie H. Nagle, Jr., 9 Pine Court Drive, Abbottstown, PA 17301; Cynthia L. Myrick, 211 Scotch Pine Road, Dillsburg, PA 17019

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

ESTATE OF CARL THEODORE PELETSKI, DEC'D

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

Executor: Theresa Shiplett, c/o Sharon E. Myers, Esq., 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 VERNA G. PRICE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Philip A Hagerman, 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 LORETTA M. SANDOE a/k/a LORETTA B. SANDOE, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executrix: Melissa C. Sandoe, 178 W. York Street, Biglerville, PA 17307

Attorney: Adam D. Boyer, Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

ESTATE OF IRIS J. STANFIELD, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: PeoplesBank, A Codorus Valley Company, c/o Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF LUCY M. STAUB, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Loretta J. Cranston and Eric P. Staub, c/o Rachel L. Gates, Esq., 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 BERNICE N. TRONE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Marcia G. Strickhouser, c/o Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

ESTATE OF SARAH E. WINTERS, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Administrator: Daniel L. Winters, c/o Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

Attorney: Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

SECOND PUBLICATION**ESTATE OF JACOB H. DIEHL, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Michele E. Garrett a/k/a Michele E. Boyer and Brian L. Diehl, c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

Attorney: Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

ESTATE OF BARBARA A. GARRETSON a/k/a BARBARA K. GARRETSON, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Angela G. Perkinson, c/o Brian Honness, Esq., McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601

Attorney: Brian Honness, Esq., McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601

ESTATE OF LESTER E. GARVER, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Donna Jean Garver Orme, c/o Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

ESTATE OF WILLIAM L. LENARD, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Michelle L. Wheeler, c/o Sharon E. Myers, Esq., 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 ALETA A. MARTIN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Charles A. Reider III, 20 Constitution Avenue, Mont Alto, PA 17237; Michelle M. Sprengle, 40 Cove Hollow Road, Fairfield, PA 17320

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

SECOND PUBLICATION CONTINUED**ESTATE OF HILDA M. SCHUCHART, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Barry L. Schuchart, 7528 Ruth Farm Lane, Thomasville, PA 17364

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

ESTATE OF WEST W. B. SEACHRIST a/k/a WEST WEEK BRANSBY SEACHRIST, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Administratrix: Cindy Lou Myers, c/o Alex E. Snyder, Esq., Barley Snyder LLP, 100 E. Market Street, York, PA 17401

Attorney: Alex E. Snyder, Esq., Barley Snyder LLP, 100 E. Market Street, York, PA 17401

ESTATE OF INGEBORG G. TEST, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Mark E. McCusker, c/o Rachel L. Gates, Esq., 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

THIRD PUBLICATION**ESTATE OF DOUGLAS D. DAUGHERTY, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executor: Seth T. Daugherty, c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

Attorney: Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

ESTATE OF JIMMY JOE HAAS, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: James Christopher Haas, c/o Kirk E. Mentch, Esq., Mentch Law, P.O. Box 5, Carlisle, PA 17013

Attorney: Kirk E. Mentch, Esq., Mentch Law, P.O. Box 5, Carlisle, PA 17013

ESTATE OF RONALD J. HAGARMAN, DEC'D

Late of the Borough of Hanover, York County, Pennsylvania

Patricia K. Hagarmar, 105 Paul Street, Hanover, PA 17331; Michelle Marie Hagarmar, P.O. Box 8535, Jacksonville, FL 32239; Peter D. Hagarmar, 330 Main Street, McSherrystown, PA 17344

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

ESTATE OF ALICE H. HEEFNER, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Attorney: Forest Myers, Esq., 137 Park Place West, Shippensburg, PA 17257

ESTATE OF JOYCE ELAINE HIPPEN-STEEL, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Administrator: Donald H. Hippensteel, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, Box 606, East Berlin, PA 17316

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

ESTATE OF MARYANNA B. MARTIN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Douglas A. Martin, 925 Harney Road, Littlestown, PA 17340; Lauren A. Swomley, 305 North Stratton Street, Gettysburg, PA 17325

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

ESTATE OF C. DAVID REDDING a/k/a CARROLL DAVID REDDING, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executors: Donald P. Miller, 185 Miller Road, Gettysburg, PA 17325; Edward H. Wilkinson, 880 Old Carlisle Road, Aspers, PA 17304

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

ESTATE OF RICHARD J. SMITH a/k/a RICHARD JOSEPH SMITH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Gary J. Smith, 9 Chinkapin Drive, New Oxford, PA 17350

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

ESTATE OF JAMES L. STIPE, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Administratrix: Abbie K. Stipe 825 West Middle Street, Hanover, PA 17331

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF MARTHA LUCILLE WRIGHT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Francis John Konzal, c/o Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

Attorney: Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331