

# Adams County Legal Journal

Vol. 64

January 6, 2023

No. 36

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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LEGAL NOTICE - ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street, in Littlestown, PA 17340, between the hours of 1:00 and 2:00 pm on January 14, 2023, to elect directors and to transact any other business properly presented.

Attest: Scott A. Hawk  
Secretary

12/23, 12/30, 1/6, & 1/13

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that on or about December 22, 2022, an application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the Fictitious Name Act, for the purpose of registering a Pennsylvania fictitious name. The fictitious name is BEAVER CREEK LAWN CARE and its registered office is located at 491 Route 194, Abbottstown, PA 17301. The fictitious name is registered to Beaver Creek Racing LLC of Abbottstown, Pennsylvania.

Todd A. King, Esq.  
Salzmann Hughes, P.C.  
112 Baltimore Street, Suite 1  
Gettysburg, PA 17325

1/6

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 27, 2022, for SHARP APARTMENTS at 13 Sunfish Trail, Fairfield, PA 17320. The name and address of each individual interested in the business is Jamie Sharp at 13 Sunfish Trail, Fairfield, PA 17320. This was filed in accordance with 54 Pa.C.S. 311.417.

1/6

## 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 20th, 2023, at 10:00 a.m.

**No. 20-SU-860****ACNB Bank****vs.**

**Marcelino Angeles, Maria A. Angeles**  
Property Address: Tania's Mexican Restaurant & Store, 2180 Carlisle Road, Aspers, PA 17304

UPI/Tax Parcel Number:

29-F05-0046---000

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

Commercial Building

Judgment Amount: \$248,337.74

Attorneys for Plaintiff:

Sharon E. Myers, Esq.

CGA Law Firm

135 North George Street

York, PA 17401

717-848-4900

**No. 22-SU-776****Specialized Loan Servicing LLC****vs.****Benjamin Lee Becker**

Property Address: 60 Corsa Lane,

Fairfield, PA 17320

UPI/Tax Parcel Number:

18B13-0058B-000

Owner(s) of property situate in

Hamiltonban Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgement Amount: \$180,366.69

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC

A Florida Limited Liability Company

133 Gaither Drive, Suite F.

Mt. Laurel, NJ 08054

**No. 22-SU-137****Wells Fargo Bank, N.A.****vs.****Christine Leanne Broseker**

Property Address: 56 E. Myrtle Street,

Littletown, PA 17340

UPI/Tax Parcel Number:

01-27005-0106-000

Owner(s) of property situate in the

Borough of Littletown, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$138,320.02

Attorneys for Plaintiff

Brock &amp; Scott, PLLC

**No. 16-SU-917****M&T Bank s/b/m Dauphin Deposit Bank and Trust Company****vs.****Lisa K. Cohen, Cheri Ann Freeman d/b/a Chez Cheri Cafe**

Property Address: 1075 Carlisle Road, Biglerville, PA 17307

UPI/Tax Parcel Number: 29F06-0021

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

Residential Dwelling

Judgment Amount: \$219,180.41

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 22-SU-40**

**U.S. Bank National Association, Not in Its Individual Capacity but Solely as Trustee for The RMAC Trust, Series 2016-CTT**

**vs.****Estate Pauline A. Ebaugh, Deceased, As Record Owner/Mortgager, Michael W. Ebaugh, Known Heir of Pauline A. Ebaugh, Estate of Pauline A. Ebaugh****c/o Michael W. Ebaugh, Known Heir, Unknown Heirs of Pauline A. Ebaugh****c/o Michael W. Ebaugh, Known Heir, Mark E. Ebaugh, Known Heir, Estate of Pauline A. Ebaugh c/o Mark E. Ebaugh, Known Heir, Unknown Heirs of Pauline A. Ebaugh c/o Mark E. Ebaugh, Known Heir, Frances Christ, Known Heir, Unknown Heirs of Pauline A. Ebaugh c/o Francis Christ**

Property Address: 655 3rd Street,

Hanover, PA 17331

UPI/Tax Parcel Number: 8-135

Owner(s) of property situate in

Conewago Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$287,535.35

Attorneys for Plaintiff:

Emmanuel J. Argentieri, Esq.

Romano, Garubo &amp; Argentieri, LLC

52 Newton Avenue

Woodbury, NJ 08096, 856-348-1515

**No. 22-SU-411****Caliber Home Loans, Inc.****vs.****Earl M. Johnson, Jessica D. Johnson**

Property Address: 20 Galaxy Drive,

Hanover, PA 17331

UPI/Tax Parcel Number:

08023-0053-000

Owner(s) of property situate in

Conewago Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount \$172,949.18

Attorneys for Plaintiff:

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

**No. 21-SU-715****PNC Bank, National Association****vs.****Shane Raffensberger**

Property Address: 82 Cherry Lane,

Abbottstown, PA 17301

UPI/Tax Parcel Number:

17L09-0046---000

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

Residential Dwelling

Judgment Amount: \$149,437.84

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 22-SU-612****PHH Mortgage Corporation****vs.****Jeffrey A. Reaver, Elizabeth L. Reaver**

Property Address: 3596 Chambersburg

Road, Biglerville, PA 17307

UPI/Tax Parcel Number:

12D10-0021---000

All Those Certain Lots or Pieces of Ground Situate in Franklin Township, Adams County, Pennsylvania

Improvements: Residential Property

Judgement Amount: \$238,917.43

Attorneys for Plaintiff:

Robert Fiacco, Esq., ID No. 325024

Robertson, Anschutz, Schneid,

Crane &amp; Partners, PLLC

A Florida Limited Liability Company

133 Gaither Drive, Suite F.

Mt. Laurel, NJ 08054

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

12/23, 12/30, &amp; 1/6

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 20th, 2023, at 10:00 a.m.

No. 19-SU-1347

Lakeview Loan Servicing LLC

vs.

Kayla Elizabeth Shipley, Jacob Adam Martin

Property Address: 165M Church Road, Orttanna, PA 17353

UPI/Tax Parcel Number: 12B09-0084

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

Residential Dwelling

Judgment Amount: \$138,690.19

Attorneys for Plaintiff:

Stern & Eisenberg, PC

No. 22-SU-620

Headlands Residential Series Owner Trust, Series E

vs.

Dean R. Shorb, Josie P. Shorb, The United States of America

Property Address: 701 Bollinger Road, Littlestown, PA 17340

UPI/Tax Parcel Number:

41KH-0072---000

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

Residential Dwelling

Judgment Amount: \$342,421.47 plus interest from June 24, 2022, to date of Sale per diem rate of \$25.36

Attorneys for Plaintiff:

Hill Wallack LLP

No. 22-SU-614

Sun West Mortgage Company, Inc.

vs.

Thomas L. Shriver

Property Address: 28 Table Rock Road, Gettysburg, PA 17325

UPI/Tax Parcel Number:

09F12-0138C-000

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

Residential Dwelling

Judgment Amount: \$123,202.93

Attorneys for Plaintiff:

Milstead & Associates, LLC

By: Bernadette Itrace, Esq.

ID No. 313008

1 E. Stow Road

Marlton, NJ 08053

No. 22-SU-53

Pennymac Loan Services, LLC

vs.

Dylan Jeremy Stickell

Property Address: 409 North Street, McSherrystown, PA 17344

UPI/Tax Parcel Number:

28005-0082---000

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

Residential Dwelling

Judgment Amount: \$174,873.96

Attorneys for Plaintiff:

KML Law Group, P.C.

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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

12/23, 12/30, & 1/6

**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 PEARL D. DAWSON a/k/a PEARL DELORES DAWSON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Barbara J. Warner, c/o Amy S. Loper, Esq., The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403

Attorney: Amy S. Loper, Esq., The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403

**ESTATE OF DAVID C. KLUNK, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Administrator: Robin L. Klunk, c/o Kurt A. Blake, Esq., Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401

Attorney: Kurt A. Blake, Esq., Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401

**ESTATE OF ELIZABETH R. LAWRENCE, DEC'D**

Late of the Borough of McSherrytown, Adams County, Pennsylvania

Co-Executors: June M. Aumen and James A. Lawrence, Jr., 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 NATHAN J. LUCABAUGH, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executor: Susan M. Lucabaugh, 1448 Abbottstown Pike, Hanover, PA 17331

Attorney: Matthew L. Guthrie, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF MICHAEL WAYNE WYATT, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Michele Kay Wyatt Migas and Melissa Ann Wyatt Weishaar, c/o Gary J. Imblum, Esq., Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111

Attorney: Gary J. Imblum, Esq., Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111

**SECOND PUBLICATION**

**ESTATE OF RICHARD O. BLAIR a/k/a RICHARD ORVILLE BLAIR a/k/a DICK BLAIR, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: Lori Ann Houser, 2895 Anna Mae Drive, Greencastle, PA 17225

Attorney: John W. Frey, Esq., Dick, Stein, Schemel, Wine & Frey, LLP, 119 E. Baltimore Street, Greencastle, PA 17225

**ESTATE OF BETTY LOU DELLINGER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Linda J. Payne, 308 Pine Tree Road, New Oxford, PA 17350

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

**ESTATE OF BESSIE I. HAAR, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executrices: Cynthia O'Brien and Valerie Rodemer, c/o Scott L. Kelley, Esq., 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 DONALD JONES a/k/a DONALD EDWARD JONES, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Dolores M. Lopez, c/o Jerry A. Weigle, Esq., Weigle & Associates, P.C., 126 East King Street, Shippensburg, PA 17257

Attorney: Jerry A. Weigle, Esq., Weigle & Associates, P.C., 126 East King Street, Shippensburg, PA 17257

**ESTATE OF VERNON T. SHAFFER a/k/a VERNON THOMAS SHAFFER, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Julia A. Reter, 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 JOYCE L. WAGNER, DEC'D**

Late of the Borough of Hanover, York County, Pennsylvania

Executrix: Mary T. Cole, c/o Genevieve E. Barr, Esq., 2315 N. Susquehanna Trail, Suite D, York, PA 17404

Attorney: Genevieve E. Barr, Esq., 2315 N. Susquehanna Trail, Suite D, York, PA 17404

**THIRD PUBLICATION**

**ESTATE OF CONNIE I. BOWMAN, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Administrator: Jessica L. Bowman, Esq., 1575 Braggstown Road, East Berlin, PA 17316

Attorney: Jessica L. Bowman, Esq., 1575 Braggstown Road, East Berlin, PA 17316

**ESTATE OF ELAINE T. ECKER, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executor: Brian D. Ecker, 931 Wilson Avenue, Chambersburg, PA 17201

Executrix: Valerie E. Bushey, 1353 Goodyear Road, Gardners, PA 17324

Attorney: Bernard A. Yannetti, Esq., HARTMAN & YANNETTI, INC.,

Law Office, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF LLOYD H. FEESER, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executor: Clyde Richard Lenhart, Jr., 8406 Shiloh Court, Frederick, MD 21704

Attorney: Matthew L. Guthrie, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF NANCY E. HANMER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Donna Mayberry Poe, 233 Village Green Square, Winston Salem, NC 27104

Attorney: Bernard A. Yannetti, HARTMAN & YANNETTI, INC., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

**THIRD PUBLICATION CONTINUED**

ESTATE OF HARRY L. HUMPHRIES,  
SR., DEC'D

Late of Conewago Township, Adams  
County, Pennsylvania

Executor: Dale F. Humphries, 55 St.  
Michael's Way, Hanover, PA 17331

Attorney: Alex E. Snyder, Esq., Barley  
Snyder LLP, 14 Center Square,  
Hanover, PA 17331

ESTATE OF PATRICIA M. WENTZ, DEC'D

Late of Oxford Township, Adams  
County, Pennsylvania

Executrix: Nancy J. Luckabaugh, 13  
Chinkapin Drive, New Oxford, PA  
17350

Attorney: Matthew L. Guthrie, Esq.,  
Barley Snyder LLP, 14 Center Square,  
Hanover, PA 17331



# What are your clients' favorite things?

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717-337-0060 / [rserpe@adamscountycf.org](mailto:rserpe@adamscountycf.org)



**ADAMS COUNTY**  
COMMUNITY FOUNDATION

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Gettysburg, PA 17325  
[www.adamscountycf.org](http://www.adamscountycf.org)



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