

Adams County Legal Journal

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January 3, 2025

No. 36

NONPROFIT ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 31, 2024, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Wade Run Homeowners Association, Inc.**

The purpose for which it will be organized is: to be a unit owners' association which provides for the management, maintenance and care of the residential community project located in Mount Joy Township, Adams County, Pennsylvania, known as Wade Run, A Planned Community.

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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COURT OF COMMON PLEAS
ADAMS COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE
NO. 2024-SU-1048

**Pennsylvania Housing Finance
Agency
PLAINTIFF**

vs.

**Cory Fisher, Beverly A. Knott
Fisher and Kourtney Merriam, in
their Capacity as Known Heirs of
Jeffrey T. Fisher a/k/a Jeff T. Fisher,
Deceased, and the Unknown Heirs
of Jeffrey T. Fisher a/k/a Jeff T.
Fisher, Deceased
DEFENDANTS**

To: Cory Fisher and the Unknown
Heirs of Jeffrey T. Fisher a/k/a Jeff T.
Fisher, Deceased, Defendant(s): You
are hereby notified that on 10/1/24,
Plaintiff filed a Complaint in mortgage
foreclosure complaint with a Notice to
Defend, against you in the Court of
Common Pleas of Adams County,

PA, docketed to No. 2024-SU-1048,
wherein Plaintiff seeks to foreclosure
its mortgage securing your property
located at 409 Turkey Rd.,
McSherrystown, PA 17344,
whereupon the Sheriff of Adams
County would sell your property.

You are hereby notified to plead to
the above-referenced Complaint on or
before 20 days from the date of this
publication or a Judgment will be
entered against you.

NOTICE

You have been sued in Court. If you
wish to defend, you must enter a
written appearance personally or by
an attorney and file your defenses or
objections in writing with the Court.
You are warned that if you fail to do
so, the case may proceed without you.
You may lose money or property or
other rights important to you.

**YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A**

**LAWYER OR CANNOT AFFORD
ONE, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET
LEGAL HELP.**

Adams County Lawyer Referral
Service
Court Administrator
Adams County Courthouse
117 Baltimore St.
Gettysburg, PA 17325
717-337-9846

Leon P. Haller, Esq.
1719 N. Front St.
Harrisburg, PA 17102
717-234-4178

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-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.

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

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

[No entries for this week.]

SECOND 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 26th 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: Shelia 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. Starner & Troy E. Starner, 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

THIRD 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

(THIRD PUBLICATION CONTINUED)

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

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 3rd 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

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