

# Adams County Legal Journal

Vol. 64

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No. 35

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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

IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA  
CIVIL DIVISION - LAW

NO. 17-S-699  
CIVIL ACTION

M&T BANK, Plaintiff

v.

VC EQUIPMENT, LLC and THOMAS E.  
VARISH, Defendants

NOTICE

TO: DEFENDANTS VC EQUIPMENT,  
LLC AND THOMAS E. VARISH

TAKE NOTICE THAT the Prothonotary of Adams County has issued a Writ of Revival at the above term and number reviving the judgment entered in the above matter on June 3, 2019, in the amount of \$16,006.23.

If you wish to defend, you must take action within twenty (20) days from the date this Notice is published, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator  
Adams County Courthouse  
111-117 Baltimore Street  
Gettysburg, PA 17325  
Telephone: (717) 337-9846

Michael R. Nesfeder  
Fitzpatrick Lentz & Bubba, P.C.  
Atty. I.D. No. 49563  
645 W. Hamilton Street, Suite 800  
Allentown, PA 18101  
(610) 797-9000  
Attorney for Plaintiff

12/30

CORPORATION DISSOLUTION

NOTICE IS HEREBY GIVEN that the Shareholders and Directors TNC, INC., a Pennsylvania Corporation, with an address of 1570 Fairfield Road, Gettysburg, Pennsylvania, 17325, have approved a proposal that the corporation voluntarily dissolve, and the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Smigel, Anderson, and Sacks, LLP  
4431 North Front Street, 3rd Floor  
Harrisburg, PA 17110-1778  
717-234-2401

12/30

## 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 & 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, Littlestown, PA 17340

UPI/Tax Parcel Number:

01-27005-0106-000

Owner(s) of property situate in the

Borough of Littlestown, 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.

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, & 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 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 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

**SECOND PUBLICATION**

ESTATE OF CONNIE I. BOWMAN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

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

Attorney: Jessica L. Bowman, Esq., 1575 Braggtown 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

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

**THIRD PUBLICATION**

ESTATE OF SHIRLEY A. ALTHOFF, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Patricia M. Smith, c/o Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

ESTATE OF ROBERT FRANKLIN BENNETT, SR. a/k/a ROBERT F. BENNETT, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executrix: Lorelie Tarrosa Bennett a/k/a Lorelie Plansay Bennett, 4530 Coldsprings Road, Fayetteville, PA 17222

Attorney: Lawrence R. Rife, IV, Esq., Hoskinson, Wenger & Rife, 147 East Washington Street, Chambersburg, PA 17201

ESTATE OF JEANNE MARIE GLEESON, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Thomas O. Oylar, III, 61 Pinckney Drive, Coatesville, PA 19320

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

ESTATE OF RICHARD HAHN, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administrator: Deborah Hahn c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton Street, Suite 210, Allentown, PA 18101

Attorney: David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton Street, Suite 210, Allentown, PA 18101

**THIRD PUBLICATION CONTINUED**

ESTATE OF SHIRLEY M. MEGEE a/k/a  
SHIRLEY MARLENE MEGEE, DEC'D

Late of Liberty Township, Adams  
County, Pennsylvania

Executor: Jason Megée, 1711  
Waynesboro Pike, Fairfield, PA  
17320

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

ESTATE OF LIONEL P. SCHINDLER,  
DEC'D

Late of the Borough of New Oxford,  
Adams County, Pennsylvania

Executrix: Bari M. Downey, 118 Ellis  
Alley, Mechanicsburg, PA 17050

Attorney: Justin S. Alex, Esq., 63 N.  
Main Street, Suite K, Stewartstown,  
PA 17363

ESTATE OF J. ROBERT WINGERT a/k/a  
JAMES ROBERT WINGERT, JR., DEC'D

Late of Oxford Township, Adams  
County, Pennsylvania

Administrator C.T.A.: Grayson P.  
Wingert, 605 Dubs Church Road,  
Hanover, PA 17331

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

ESTATE OF TINA M. WOODWARD,  
DEC'D

Late of Liberty Township, Adams  
County, Pennsylvania

Executrix: Tracy L. Woodward, 13  
Lindsay Trail, Fairfield, PA 17320



# 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.

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



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



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