

Adams County Legal Journal

Vol. 64

December 30, 2022

No. 35

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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

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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, Asters, 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 & 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. Argenti, Esq.
Romano, Garubo & Argenti, 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 & 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, & 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, Orrtanna, 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 Irace, 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. Bushy, 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 Piansay 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. Oyler, 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 Megee, 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



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