

# Adams County Legal Journal

Vol. 65

January 5, 2024

No. 36

## NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following account with statements of proposed distribution filed therewith have been filed in the Office of Adams County Clerk of Courts and will presented to the Court of Common Pleas of Adams County-Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on 01/19/2024, 08:30 a.m. GREEN—Orphan's Court Action

Number – OC-52-2023. Petition for Adjudication/Statement of Proposed Distribution. Estate of CHARLOTTE M GREEN, late of Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

1/5 & 1/12

## CORPORATION DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the **Keneco Diversified, Inc.** has approved a resolution to cease operations as of December 27, 2023 and has filed Articles of Dissolution with the Commonwealth of Pennsylvania pursuant to the Business Corporation Law of 1988. Any party in interest may contact:

c/o Nathan C. Wolf, Esquire  
Wolf & Wolf, Attorneys at Law  
10 West High Street  
Carlisle, PA 17013

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Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor; Dr. B. Bohleke (since 2019), Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 337-9812

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## NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on October 27, 2023, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is: **Kingdom Life Connection**.

The purposes for which it has been organized are charitable purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provisions of any further United States Internal Revenue Law. These purposes include

and are yet not restricted to Worship of Almighty God, Christian fellowship, honoring the Holy Spirit and propagating the Gospel of Jesus Christ.

Patrick J. Schaeffer, Esquire  
Trinity Law  
Solicitor

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## CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on September 12, 2023, a petition for name change was filed in the Court of Common Pleas of Adams County, Pennsylvania, requesting a decree to change the name of Petitioner ANNA MICHELE CARLSON to Anna Michele Carlson. The Court has affixed February 9, 2024, at 10:00 am in courtroom #4, third floor of the Adams County Courthouse as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause, if any they have, why the Petition should not be granted.

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Contact Ralph M. Serpe, 717-337-0060  
rserpe@adamscountycf.org

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COMMUNITY FOUNDATION**

25 South 4th Street  
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www.adamscountycf.org



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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 January 19<sup>th</sup>, 2024, at 10:00 a.m.

**No. 23-SU-295**  
**Pennymac Loan Services, LLC**  
**vs.**

**Laura Harrison**  
Property Address: 1488 Abbottstown Pike, Hanover, PA 17331  
UPI/Tax Parcel Number:  
04L12-0036A--000  
Owner(s) of Property Situate in Berwick Township, Adams County, Pennsylvania Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$109,944.12  
Attorneys For Plaintiff:  
KML Law Group, P.C.

**No. 23-SU-17**  
**M&T Bank**  
**vs.**  
**Kimberly A. Gidaaka, Kimberly A. Hoover, Helen Virginia Malinosky, Theodore P Gida, III, Unknown Heirs of Helen Virginia Malinosky**

Property Address: 61 North High Street, Arendtsville, PA 17303  
UPI/Tax Parcel Number:  
02004-0001A-000  
Owner(s) of Property Situate in Arendtsville Borough, Adams County, Pennsylvania Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$47,134.21  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 23-SU-120**  
**US Bank Trust National Association, Not in Its Individual Capacity but Solely As Owner Trustee For VRMTG Asset Trust, c/o New Rez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing**  
**vs.**

**Christopher Kissell**  
Property Address: 2168 Carlisle Pike, Hanover, PA 17331  
UPI/Tax Parcel Number:  
35K12-0054--000  
Owner(s) of Property Situate in Oxford Township, Adams County, Pennsylvania Improvements Thereon:  
Residential Single-Family Dwelling  
Judgment Amount: \$61,141.72  
Attorneys for Plaintiff:  
Parker McCay, PA  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08054

**No. 23-SU-697**  
**MOVEMENT MORTGAGE, LLC**  
**vs.**

**JORDAN TYLER MEYERS**  
Property Address: 69 Sycamore Lane, Hanover, PA 17331  
UPI/Tax Parcel Number:  
08009-0266-000  
Owner(s) of Property Situate in Conewago Township, Adams County, Pennsylvania Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$187,278.79  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 22-TL-186**  
**Abbottstown-Paradise Joint Sewer Authority**  
**vs.**

**David Moul**  
Property Address: 190 East Water Street, Abbottstown, PA 17301  
UPI/Tax Parcel Number:  
01-002-0006B--000  
Owner(s) of Property Situate in Abbottstown Borough, Adams County, Pennsylvania Improvements Thereon:  
Residential Dwelling  
Judgement Amount: \$2,107.90  
Attorney for Plaintiff:  
CGA Law Firm

**No. 23-SU-365**  
**Patrick M. Smith**  
**vs.**

**Richard Bryan Myford**  
Property Address: 162 Baltimore Road, York Springs, PA 17372  
UPI/Tax Parcel Number:  
23J03-0015AA-000  
Owner(s) of Property Situate in Latimore Township, Adams County, Pennsylvania Improvements Thereon  
Consist of a Mobile Home and Outbuildings  
Judgment Amount: \$111,192.88 plus interest at the rate of 6% from March 31, 2023  
Attorney:  
Matthew G. Brushwood, Esquire  
Barley Snyder

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

12/22, 12/29, & 01/05

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 19<sup>th</sup>, 2024, at 10:00 a.m.

**No. 23-SU-522**

**MCLP Asset Company, Inc.**

**vs.**

**Paul E. Runkles a/k/a Paul E. Runkles, Sr.**

Property Address: 515 Oak Hill Road, Biglerville, PA 17307

UPI/Tax Parcel Number:  
38808-0051

Owner(s) of Property Situate in Butler Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$224,066.85

Attorneys for Plaintiff:

Parker McCay, PA

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054

**No. 23-SU-669**

**Midfirst Bank**

**vs.**

**Matthew James Purkins**

Property Address: 104 Harrisburg St., York Springs, PA 17372

UPI/Tax Parcel Number:  
42005-0045---000

Owner(s) of Property Situate in York Springs Borough, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$166,247.41

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 23-SU-685**

**Lakeview Loan Servicing, LLC**

**vs.**

**Shauntae Anthony Richardson a/k/a Shauntae A. Richardson, Shelley Ann Richardson a/k/a Shelley Richardson**

Property Address: 220 Lincoln Way East, New Oxford, PA 17350

UPI/Tax Parcel Number:  
34005-0072--000

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

Improvements Thereon:

A Residential Dwelling

Judgment Amount: \$269,122.70

Attorneys For Plaintiff:

Samantha Gable, Esquire

LOGS Legal Group, LLP

**No. 23-SU-790**

**Pennymac Loan Services, LLC**

**vs.**

**Fleesa R. Tipton**

Property Address: 171 Knoxlyn Road, Gettysburg, PA 17325

UPI/Tax Parcel Number:  
09E12-00488-000

Owner(s) of Property Situate in Cumberland Township, Adams County, Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$153,411.24

Attorneys for Plaintiff:

Powers Kirn, LLC

**No. 23-SU-544**

**AJAX Mortgage Loan Trust 2020-D**

**vs.**

**Harry Ellsworth Welch, Jr., Roxann M. Welch**

Property Address: 9 Connie Trail, Fairfield, PA 17320

UPI/Tax Parcel Number:  
43017-0211-000

Owner(s) of Property Situate in Carroll Valley Borough, Adams County, Pennsylvania

Improvements Thereon:

Single-Family Dwelling

Judgment Amount: \$205,939.20

Attorneys for Plaintiff:

Padgett Law Group

700 Darby Road, Suite 100

Havertown, PA 19083

**No. 18-SU-710**

**Bayview Loan Servicing, LLC**

**vs.**

**Michael P. Werdebaugh, Individually and as Administrator of The Estate of Joan Werdebaugh a/k/a Joan L. Werdebaugh**

Property Address: 325 Orphanage Road, Littlestown, PA 17325

UPI/Tax Parcel Number:  
30G1 7-0027A-000

Owner(s) of Property Situate in Abbottstown Borough, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$133,637.64

Attorney for Plaintiff:

Roger Fay, Esquire

Attorney ID 315987

Albertelli Law

14000 Commerce Parkway, Suite H

Mount Laurel, NJ 08054

(856) 724-1888

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

12/22, 12/29, & 01/05

**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 JACK W. CHAMBERS, DEC'D**

Late of Straban Township, Adams County, Gettysburg, Pennsylvania  
 Executrix: Nancy S. Chambers, 302 Oak Lane, Gettysburg, PA 17325  
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High St., Gettysburg, PA 17325

**ESTATE OF RUTH MARIE HALLMAN, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania  
 Co-Executrices: Ruth Lynne Krietz, 151 Twin Lakes Dr., Gettysburg, PA 17325; Lynda Susan Wagaman, 298 Opossum Hill Rd., Aspers, PA 17304; Beth Ann Bream, 810 Mount Carmel Rd., Orrtanna, PA 17353  
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

**ESTATE OF PATRICIA M. HOOVER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania  
 Executor: Marian R. Newcomer, c/o 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 JUDITH A. LAWRENCE, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania  
 Executor: Lane A. Harmon, 100 Locust Lane, Thomasville, PA 17364  
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF JACKIE SHOWERS, DEC'D**  
 Late of Menallen Township, Adams County, Gardners, Pennsylvania  
 Executor: Cory Showers, 158 Hamilton Avenue, Waynesboro, PA 17268  
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High St., Gettysburg, PA 17325

**SECOND PUBLICATION****ESTATE OF JOHN RAOUL GASTON, DEC'D**

Late of the Franklin Township, Adams County, Pennsylvania  
 Personal Representative: Kathy G. Myers a/k/a Kathryn G. Myers, 136 Tract Road, Fairfield, PA 17320  
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

**ESTATE OF CHARLOTTE F. HOSTETTER, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania  
 Co-Executors: Earl F. Hostetter, Jr., 175 Short Cut Rd., Gardners, PA 17324; Tammy Jo Strickhouser, 390 S. Ridge Rd., York Springs, PA 17372  
 Attorney: Bernard A. Yannetti, Esq., Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF LEWIS I. SERFAS, DEC'D**

Late of Reading Township, Adams County, Pennsylvania  
 Executor: Theresa I. Serfas, c/o 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

**THIRD PUBLICATION****ESTATE OF NANCY J. BUSHEY, DEC'D**

Late of Freedom Township, Adams County, Pennsylvania  
 Executor: Harry L. Scott, 127 Black Walnut Lane, Plymouth Meeting, PA 19462  
 Attorney: Adam D. Boyer, Esq., Barley Snyder, Suite 101, 123 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF G. LOUSIE HAUGH, DEC'D**  
 Late of Reading Township, Adams County, Pennsylvania  
 Executrix: Tisha M. O'Donnell, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
 Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

**ESTATE OF DONALD H. HIPPENSTEEL a/k/a DONALD HOWARD HIPPENSTEEL, SR., DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania  
 Executor: Scott Zeigler, c/o 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 INGRID M. LUCKENBAUGH, DEC'D**

Late of New Oxford Borough, Adams County, Pennsylvania  
 Executors: Gloria A. Luckenbaugh and Nicholas J. Luckenbaugh, c/o 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 NOTICE OF LINDA M. SPRANKLE a/k/a LINDA SPRANKLE-MUNDORFF, DEC'D**

Late of Littlestown Borough, Adams County, Pennsylvania  
 Executrix: Amanda Thoman, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
 Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

**ESTATE OF JEAN M. SPRINCE a/k/a JEAN SHIRLEY SPRINCE, DEC'D**

Late of Fairfield County, Connecticut  
 Executor: Samuel V. Scott, c/o Barbara Entwistle, Esq., Entwistle & Roberts, PC, 37 West Middle Street, Gettysburg, PA 17325  
 Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, PC, 37 West Middle Street, Gettysburg, PA 17325

Continued on page 6

(THIRD PUBLICATION CONTINUED)

ESTATE OF CAROLYN M. WICKE a/k/a

CAROLYN JOY WICKE, DEC'D

Late of Franklin Township, Adams  
County, Pennsylvania

Co-Executors: John D. Wicke, Jr. &  
Barbara E. Balas, 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



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