

Adams County Legal Journal

Vol. 66

December 20, 2024

No. 34

LEGAL NOTICE

IN RE: PETITION OF RUTH A. BECKER

That certain 1987 Manufactured Home (13' 8" x 66') located at Race Track Road, Berwick Township, PA No. 518167
Bearing Serial #ZZP 22686
Model #501 P7014 2B3 and
HUD# ULI 290586

To: Country Side Homes, Inc.,
Country Side Homes, Inc., c/o Miller &
Co. and Zimmer Homes

YOU ARE HEREBY NOTIFIED that on October 25, 2024, Petitioner filed a Petition for Involuntary Transfer of Vehicle Title, against you in the Court of Common Pleas of Adams County,

Pennsylvania, docketed to No. 2024-SU-001180, wherein Petitioner seeks legal title of a certain 1987 Manufactured Home (13' 8" x 66') located at Race Track Road, Berwick Township, PA No. 518167, Bearing Serial #ZZP 22686, Model #501 P7014 2B3 and HUD# ULI 2905860.

A hearing has been scheduled on Petitioner's Petition on December 20, 2024, at 11:00 a.m., in Courtroom #4, third floor, of the Adam's County Courthouse.

Kurt A. Blake, Esquire
Blake & Schanbacher Law, LLC
29 E. Philadelphia Street, York, PA
17401
717-848-3078

11/29, 12/06, 12/20

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NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS
CIVIL ACTION
ADAMS COUNTY, PA
No. 2024-SU-1175

**E & G REV, LLC,
PLAINTIFF**

v.

**Sherree Totis a/k/a Sherree Cofiell,
in Her Capacity as Heir of the
Estate of Shirley C. Bicknell,
deceased, and Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or Interest
from or under the Estate of Shirley
C. Bicknell, deceased,
DEFENDANTS**

To: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest from or under the Estate of
Shirley C. Bicknell, deceased.

YOU ARE HEREBY NOTIFIED
THAT on October 25, 2024, Plaintiff,
E & G REV, LLC, filed a Complaint,
which has been reinstated, endorsed
with a Notice to Defend against you in
the Court of Common Pleas of Adams
County, Pennsylvania, docketed to
No. 2024-SU-1175, wherein Plaintiff
seeks to enforce its rights under its
loan documents.

Since your current whereabouts are
unknown, the Court by Order dated
October 21, 2024, ordered notice of
said facts and the filing of the
Complaint to be served upon you as
provided by R.C.P.430(b).

You are hereby notified to plead to
the above referenced Complaint on or
before 20 DAYS from the date of this
publication or 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 attorney and file your defenses
or obligations in writing with the
Court. You are warned that if you
fail to do so, the case may proceed
without you and a Judgment may be
entered against you without further
notice for the relief requested by the
Plaintiff. 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, 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.

Adams County Courthouse
Court Administrator
111-117 Baltimore St.
Gettysburg, Pennsylvania 17325
Telephone: 717-337-9846

Brandon D. Pack, Esquire
Barley Snyder
2755 Century Blvd.
Wyomissing, PA 19610
610-372-3500

12/20

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-813

Truistbank

vs.

Rachel Smeltzer

Property Address: 1867 Carrolls Tract Road, Ortanna, PA17353

UPI/Tax Parcel Number:

18C12-0044-000

Owner of Property Situate in Hamiltonban Township, Adams County, Pennsylvania Improvements Thereon are:

Residential Dwelling

Judgment Amount: \$69,718.66

Attorney for Plaintiff:

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

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

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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 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 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

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

SECOND PUBLICATION**ESTATE OF JAMES T CROWL, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania
Executrix: Jodi J. Crowl a/k/a Jodi Jean Brenner, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
Attorney: Tessa Marie Myers, Esq., The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

ESTATE OF JAMES C. KRIEL a/k/a JAMES COLEMAN KRIEL, DEC'D

Late of Biglerville Borough, Adams County, Pennsylvania
Co-Administrators: Ronald J. Kriel, 84 Hillcrest Drive, Biglerville, PA 17307; Daniel B. Kriel, 27 Laura Lane, Gettysburg, PA 17325
Attorney: David K. James III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARGARET E. LAMBERT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
Executrix: Mindy R. Lambert, 310 South Main Highway, Clifton, ID 83228
Attorney: David K. James III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOSEPHINE M. LUCKENBAUGH a/k/a JOSEPHINE MARYANN LUCKENBAUGH, DEC'D

Late of McSherrystown Borough, Adams County, Pennsylvania
Executor: Randal Luckenbaugh, c/o Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331
Attorney: Ann C. Shultis, Esq., Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

ESTATE OF JEAN E. PALMER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
Executors: Brian J. Palmer & Patricia A. Palmer, c/o 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 DIANA L. PETERS a/k/a DIANA LORRAINE PETERS, DEC'D

Late of Menallen Township, Adams County, Pennsylvania
Co-Administrators: Lindsay M. Methlie & Justin D. Peters, c/o Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201
Attorney: Jared S. Childers, Esq., Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201

Continued on page 6

(SECOND PUBLICATION CONTINUED)

ESTATE OF DONALD L. PLANK SR.,
DEC'D

Late of Bonneauville Borough, Adams
County, Pennsylvania

Executrix: Ella Mae Plank, 6 Jonathan
Lane, Gettysburg, PA 17325

Attorney: Bernard A. Yannetti, Esq.,
Hartman & Yannetti, Inc., Law Office,
126 Baltimore Street, Gettysburg, PA
17325

ESTATE OF CLARENCE D. PRITT,
DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Executor: Todd M. Pritt, 924 Church
Road, Orrtanna, PA 17353

Attorney: Harold A. Eastman, Jr., Esq.,
Barley Snyder, LLP, 123 Baltimore
Street, Suite 101, Gettysburg, PA
17325

THIRD PUBLICATION

ESTATE OF NEIL C. COSTELLA, SR.,
DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Administrator: Neil C. Costella, Jr., 8605
Stottlemeyer Road, Waynesboro, PA
17268

Attorney: Arthur J. Becker, Jr., Esq.,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331

ESTATE OF PHILIP A. HARTLAUB,
DEC'D

Late of Oxford Township, Adams County,
Pennsylvania

Administratrix: Diane H. Miller, 269
Coventry Court, New Oxford, PA
17350

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

ESTATE OF GLORIANNE HUTCHISON
a/k/a GLORIANNE F. HUTCHISON, DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Personal Representative: Richard W.
Hutchison, 1370 Hanover Road,
Gettysburg, PA 17307

Attorney: Teeter Law Office, 108 West
Middle Street, Gettysburg, PA 17325

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rserpe@adamscountycf.org**

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www.adamscountycf.org



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