

Adams County Legal Journal

Vol. 64

October 21, 2022

No. 25

Invest with Experience.

The right financial partner will help you plan for the future and manage investments with you and your family's best interests first and foremost. No need to look further...you've found the right partner at ACNB Bank.

Securities and Insurance Products are: NOT FDIC INSURED • MAY LOSE VALUE • NOT BANK GUARANTEED • NOT A DEPOSIT • NOT INSURED BY ANY FEDERAL GOVERNMENT ENTITY



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

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.

All rights reserved.

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name, AMERICAN PRIDE LANDSCAPES, 1760 Shrivvers Corner Road, Lot 181, Gettysburg, PA 17325 has been filed in the Department of State at Harrisburg, PA, File Date 5/11/2022 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is party to the registration is Daniel Grimes, 301 Crooked Creek Road, Gettysburg, PA 17325.

10/21

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on the 27th day of September 2022, guardians Steven Sexton, Kristi Cameron, and James Sexton filed a petition for Change of Name of a minor in the Common Pleas of Adams County, Pennsylvania requesting a decree to change the name of minor Jacob Zan Nodine to Jacob Zan Sexton. The court has affixed November 18, 2022, at 11:30 a.m. in Courtroom No. 4, Third Floor, Adams County Courthouse as the time and place of said petition when and where all interested parties may appear and show cause, if they have any, why the petition should not be granted.

10/21

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 November 18th, 2022 at 10:00 a.m.

No. 21-SU-425

Specialized Loan Servicing LLC
vs.

Joyce M. Connor, Francis M. Connor
Property Address: 1056 Water Drive,
Unit R, Hanover, PA 17331
UPI/Tax Parcel Number:
08K14-0142-000

Owner(s) of property situate in
Conewago Township, Adams County,
Pennsylvania

Improvements Thereon:
Residential Single-Family Dwelling
Judgment Amount: \$150,428.64
Attorneys for Plaintiff:
Parker McCay, PA
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054

No. 22-SU-594

Freedom Mortgage Corporation
vs.

Kimberly A. Egerton
Property Address: 67 Hemlock Drive,
Hanover, PA 17331
UPI/Tax Parcel Number:
08021-0059---000

Owner(s) of property situate in
Conewago Township, Adams County,
Pennsylvania

Improvements Thereon:
Residential Dwelling
Judgment Amount: \$173,882.63
Attorneys for Plaintiff:
Brock & Scott, PLLC

No. 19-SU-895

Lakeview Loan Servicing, LLC
vs.

Wendy A. Forsythe
Property Address: 15 N. 5th Street,
McSherrystown, PA 17344
UPI/Tax Parcel Number:
28-005-0141-000

Owner(s) of property situate in the
Borough of McSherrystown, Adams
County, Pennsylvania

Improvements Thereon:
Residential Dwelling
Judgment Amount: \$139,506.20
Attorneys for Plaintiff:
Stern & Eisenberg, PC

No. 19-SU-1319

PHH Mortgage Corporation
vs.

Philip A. Frazer as Known Heir to The
Estate of Douglas A. Frazer, Logan
Milhimes, Solely in His Capacity as
Known Heir to The Estate of Douglas
A. Frazer a/k/a Douglas A. Frazer, Sr.
And Douglas A. Frazer, Jr., Any/All
Known and Unknown Heirs, Executors,
And Devises to The Estate of Douglas
A. Frazer a/k/a Douglas A. Frazer, Sr.,
Any/All Known and Unknown Heirs,
Executors, And Devises to The Estate
of Douglas A. Frazer, Jr., Chris G.
Frazer as Known Heir to The Estate of
Douglas A. Frazer

Property Address: 1130 North Browns
Dam Drive, New Oxford, PA 17350
UPI/Tax Parcel Number:
36K08-0037-000

Owner(s) of property situate in Reading
Township, Adams County, Pennsylvania
Improvements Thereon Consist of:

Residential Real Estate
Judgment Amount: \$130,873.14
Attorneys for Plaintiff:
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 22-SU-328

Wells Fargo Bank, N.A.
vs.

Roman J. Honhart, Jr., Solely in His
Capacity as Known Heir of Roman J.
Honhart, Sr., Deceased, Unknown
Heirs Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or Interest from
Or Under Roman J. Honhart, Sr.,
Deceased
Property Address: 38 Kimberly Lane,
New Oxford, PA 17350
UPI/Tax Parcel Number:
136J0809100000

Owner(s) of property situate in Reading
Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling
Judgment Amount: \$56,351.25
Attorneys For Plaintiff:
Powers Kirn, LLC

No. 22-SU-340

Townebank
vs.

Allen D. Kuhn
Property Address: 13 Halleck Drive,
East Berlin, PA 17316
UPI/Tax Parcel Number:
36112-0039

All Those Certain Lots or Pieces of
Ground Situate in Reading Township,
Adams County, Pennsylvania
Improvements Thereon:

Residential Property
Judgment Amount: \$216,486.52
Attorneys for Plaintiff:
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

No. 22-SU-417

Truist Bank, Formerly Known as
Branch Banking and Trust Company
vs.

Rachel Smeltzer
Property Address: 1867 Carrolls Tract
Road, Orrtanna, PA 17353
UPI/Tax Parcel Number:
18C12-0044---000

Owner(s) of property situate in
Hamiltonban Township, Adams County,
Pennsylvania

Improvements Thereon:
Residential Dwelling
Judgment Amount: \$78,858.68
Attorneys for Plaintiff:
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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

10/21, 10/28, & 11/4

EMPLOYMENT NOTICE

Strausbaugh Law, PLLC is seeking an experienced attorney to join our team to work in our Hanover and/or Gettysburg office(s). Applicants must possess strong analytical, legal research and writing skills. Pennsylvania licensed attorney with 3+ years of experience in family law, business law, bankruptcy, estate planning and administration, real estate and/or criminal law is preferred. We offer a competitive base salary with bonus structure that is commensurate with the applicant's experience. Benefits package includes 401K with employer match, health insurance, and AFLAC. All interested applicants should submit a resume to Strausbaugh Law, PLLC, 1201 W. Elm Avenue, Suite #2, Hanover, PA 17331, or email to scott@strausbaughlaw.com.

9/30, 10/7, 10/14, & 10/21



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.

- Expertise in all areas of gift planning
- Free, confidential consultations
- Respect for your client relationships
- Facilitation of charitable giving in Adams County and beyond

To find out more, contact Ralph M. Serpe:
717-337-0060 / rserpe@adamscountycf.org



25 South 4th Street
Gettysburg, PA 17325
www.adamscountycf.org



Good for your clients. Good for the community. Good for you.

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 DAVID A. DANDIGNAC, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Administratrix: Lourdes Latorre-Dandignac, 80 Mandy Lane, Gettysburg, PA 17325

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

ESTATE OF JAMES ELLSWORTH DOYLE, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Kim Leona Doyle, c/o Scott J. Strausbaugh, Esq., 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 MARY ELLEN FUNK a/k/a MARYELLEN FUNK, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Charles Rowland Funk, c/o Scott J. Strausbaugh, Esq., 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 KATHERINE JUNE HILL, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administratrix: Elizabeth Ferdock, 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

ESTATE OF JEANNETTE R. KONOPKA a/k/a JEANNETTE ROSA KONOPKA, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Personal Representative: Nancy J. Konopka, 822 Hancock Drive, Gettysburg, PA 17325

ESTATE OF PAULINE W. LEVERING, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executrices: Diane Malinowski, 110 Roland Road, East Berlin, PA 17316; Jeanette Levering, 6812 Leh Court, New Tripoli, PA 18066

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

ESTATE OF ROGER W. STEINACKER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Mark A. Steinacker, 879 Eden Farm Cir., Westminster, MD 21157

Attorney: Stacy Pineo Hurt, Esq., 946 Lincoln Way East, Chambersburg, PA 17201

ESTATE OF ROBERT A. STEVENS, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executrix: Donna J. Hawkins, 1948 Hillsdale Road, Middletown, PA 17057

Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF SHIRLEY A. WERDEBAUGH a/k/a SHIRLEY ANN WERDEBAUGH, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Michael Werdebaugh, 12 Stuart Drive, East Berlin, PA 17316

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

SECOND PUBLICATION**ESTATE OF ARLINE R. BACKHUS, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Gale E. Bream, 751 Arendtsville Road, Biglerville, PA 17307

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

ESTATE OF WAYNE A. BOSSERMAN, DEC'D

Late of the Borough of York Springs, Adams County, Pennsylvania

Executrix: Jayne L. Bosserman, c/o John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

ESTATE OF JOSEPH LINCOLN CARTER, JR., DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Timbrel C. Wallace and Roxanne D. Carter, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

ESTATE OF SHANNON L. JESKO a/k/a SHANNON HARTLAUB a/k/a SHANNON NEIDERER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Shellie L. Neiderer, c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

Attorney: Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

ESTATE OF PATRICIA A. LANDON a/k/a PATRICIA ANN LANDON, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Mary C. Sheldon, 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 VERDENE K. LIGHTY a/k/a VERDENE KENT LIGHTY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Counsel Trust Company, 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

SECOND PUBLICATION CONTINUED

ESTATE OF MYRTLE I. MARTIN a/k/a
MYRTLE INGLE MARTIN, DEC'D

Late of Mount Joy Township, Adams
County, Pennsylvania

ACNB Bank, 675 Old Harrisburg
Road, Gettysburg, PA 17325

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

ESTATE OF A. LOUISE MORELOCK
a/k/a ANNA LOUISE MORELOCK,
DEC'D

Late of the Borough of Littlestown,
Adams County, Pennsylvania

Sally J. Kuhns, 41 West Myrtle Street,
Littlestown, PA 17340

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

ESTATE OF JAY R. MYERS, DEC'D

Late of Freedom Township, Adams
County, Pennsylvania

Executrix: Jane R. Reaver, 642
McGlaughlin Road, Fairfield, PA
17320

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

THIRD PUBLICATION

ESTATE OF KERI B. BEAM, DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executor: Todd A. Couzins, c/o
MacGregor J. Brillhart, Esq., Stock
and Leader, 221 West Philadelphia
Street, Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esq.,
Stock and Leader, 221 West
Philadelphia Street, Suite 600, York,
PA 17401

ESTATE OF WALTER L. BRAGUNIER,
SR., DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Attorney: Clinton Barkdoll, Esq., Kulla,
Barkdoll & Stewart, P.C., 9 East
Main Street, Waynesboro, PA 17268

ESTATE OF CAROLINE A. BREIGHNER,
DEC'D

Late of the Borough of McSherrytown,
Adams County, Pennsylvania

Administrator, C.T.A.: Clayton A.
Lingg, c/o Mooney Law, 230 York
Street, Hanover, PA 17331

Attorney: Clayton A. Lingg, Esq.,
Mooney Law, 230 York Street,
Hanover, PA 17331

ESTATE OF JOHN I. CALLENBACH,
DEC'D

Late of Mount Joy Township, Adams
County, Pennsylvania

Executrix: Kelly A. Bream, 201 Twin
Lakes Drive, Gettysburg, PA 17325

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

ESTATE OF GRAYSON W. MERCER, JR.
a/k/a GRAYSON WILSON MERCER,
JR., DEC'D

Late of the Borough of Gettysburg,
Adams County, Pennsylvania

Executor: Mark Mercer, 11690 Weller
Hill Drive, Monrovia, MD 21770

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

ESTATE OF ANNA DUNDORE MOTTER,
DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Administrator: Margaret Anne
Packard-Motter, c/o Daniel D. Hill,
Esq., Bellomo & Associates, LLC,
3198 East Market Street, York, PA
17402

Attorney: Daniel D. Hill, Esq., Bellomo
& Associates, LLC, 3198 East
Market Street, York, PA 17402

ESTATE OF TERRY J. REX, DEC'D

Late of Menallen Township, Adams
County, Pennsylvania

Executrix: Emily Sue Rex a/k/a Emily
S. Hanson, 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

ESTATE OF DONNIE E. SHULL, SR.,
DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Executor: Donnie Shull, Jr., 3079
Fairfield Road, Gettysburg, PA
17325

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

ESTATE OF CHARLES W. SMITH a/k/a
CHARLES WALLACE SMITH, DEC'D

Late of the Borough of Biglerville,
Adams County, Pennsylvania

Co-Executors: Scott C. Smith and
David E. Smith, c/o Stephen D.
Tiley, Esq., Frey and Tiley, 5 South
Hanover Street, Carlisle, PA 17013

Attorney: Stephen D. Tiley, Esq., Frey
and Tiley, 5 South Hanover Street,
Carlisle, PA 17013