

Adams County Legal Journal

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

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CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on October 14, 2022, 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 Nathan Orin Arndt to Andi Orin Arndt-Morehead. The Court has affixed January 20, 2023, at 10:00 a.m. 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.

10/28

NOTICE

The Tax Claim Bureau of Adams County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Adams County, Pennsylvania, on October 14, 2022, of the Upset Tax Sale of real estate for delinquent taxes held by the Bureau on September 30, 2022, pursuant to due notices required by the Real Estate Tax Sale law of 1947, as amended. The Court confirmed this Return Nisi on October 17, 2022. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after October 17, 2022. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

Adams County Tax Claim Bureau
By: Daryl G. Crum, Director

10/28

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that TRAIL-WAY SPORTS CLUB, INC., with its registered office at 100 Speedway Lane, Hanover, Pennsylvania, a business corporation, has elected, pursuant to Resolution duly proposed at a meeting of the Board of Directors and approved at a meeting of the Shareholders, to voluntarily dissolve the corporation and intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania. The Board of Directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence shall be ended under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Bernard A. Yannetti, Jr., Esq.
Hartman & Yannetti Inc.
Solicitor
126 Baltimore Street
Gettysburg, PA 17325

10/28 & 11/4

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



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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 CRISTINE C. ARENTZ a/k/a CRISTINE C. MCDANNELL, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Executor: Todd E. McDannell, 2330 Emmitsburg Road, Gettysburg, PA 17325

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

ESTATE OF ROBERT B. EHRHART a/k/a ROBERT BROOKS EHRHART, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Administratrix: Rachel Marie Taylor, c/o Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

Attorney: Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF STEPHEN V. NAS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Craig V. Nas, c/o Samuel A. Gates, Esq., 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 PAULA D. OLINGER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Axa P. Jones, 90 Maple Avenue, Gettysburg, PA 17325

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF ROSALIA L. STORM, DEC'D

Late of the Borough of Booneauville, Adams County, Pennsylvania

Co-Executors: Thomas R. Storm and Charlotte L. Wolff, c/o Timothy Bupp, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17315

Attorney: Timothy Bupp, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17315

ESTATE OF PATRICIA M. UHL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: James T. Yingst, 47 Pinewood Point, Mount Vernon, ME 04352

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

ESTATE OF KERMIT P. ZEIGLER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Scott A. Zeigler, 128 Possum Hollow Road, East Berlin, PA 17316

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

SECOND 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

THIRD 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

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