

# Adams County Legal Journal

Vol. 64

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No. 8

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA

Action In Declaratory Judgment No. 2022-S-482

Attorney for Plaintiff, Bernard A. Yannetti, Jr., of Hartman & Yannetti Inc., 126 Baltimore Street, Gettysburg, Adams County, Pennsylvania, filed a Complaint in Declaratory Judgment on May 20, 2022.

LORA LEE PAXTON, Plaintiff

vs.

ESTATE OF KERMIT O. PAXTON and the ESTATE OF RENEE SHOMPER PAXTON, heir of the Estate of Kermit O. Paxton and THE KERMIT O. PAXTON QUALIFIED TERMINABLE INTEREST PROPERTY TRUST, Residuary Heir of the Estate of Kermit O. Paxton, Defendants

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally, or by attorney and filing in writing with the Court your defense 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 judgement may be entered against you by the Court without further notice for any money claimed in the Complaint, or for any 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Court Administrator  
Adams County Courthouse  
111-117 Baltimore Street  
Gettysburg, PA 17325  
Telephone: (717)337-9846

6/24

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania on or about January 2, 2022, pursuant to the Fictitious Name Act, setting forth that Katie A. Lehman is the individual and Salon BeauTiki LLC is the entity interested in a business, the character of which is hairstyling, that the designation under which the business is and will be conducted is BEACHIN' BEAUTY BY KATIE and that the principal place of business is 1131 Moulstown Road N, Hanover, PA 17331.

Bernard A. Yannetti, Jr., Esq.  
Hartman & Yannetti Inc.

6/24

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 July 15th, 2022 at 10:00 a.m.

**No. 18-SU-727**  
**Bank Of America, N.A.**  
 vs.

**Joseph Allen Connelly, Sr., Connie Louise James Connelly**  
 Property Address: 99 Toms Creek Trail, Fairfield, PA 17320  
 Tax Parcel Number: 43-046-0023-000  
 Owner(s) of property situate in the Borough of Carroll Valley (formerly Liberty Township), Adams County, Pennsylvania  
 Improvements Thereon:  
 Residential Dwelling  
 Judgment Amount: \$139,204.83  
 Attorneys For Plaintiff:  
 Logs Legal Group LLP

**No. 18-SU-385**  
**ACNB Bank, Formerly Known as Adams County National Bank**  
 vs.

**Karl E. Held**  
 Property Address: 155 West Lincoln Avenue, Gettysburg, PA 17325  
 Tax Parcel Number: 16-004-0069-000  
 Owner(s) of property situate in the Borough of Gettysburg, Adams County, Pennsylvania  
 Improvements Thereon:  
 Residential Dwelling  
 Judgment Amount: \$71,467.44  
 Attorneys for Plaintiff:  
 Sharon E. Myers, Esq.  
 CGA Law Firm  
 135 North George Street  
 York, PA 17401  
 717-848-4900

**No. 2022-SU-66**  
**U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for Legacy Mortgage Asset Trust 2019-GS4**  
 vs.

**Brenda L. Myers**  
 Property Address: 665 Abbottstown Pike, Abbottstown, PA 17301  
 Tax Parcel Number: 04-L11-0020A-000  
 Owner(s) of property situate in Berwick Township, Adams County, Pennsylvania  
 Improvements Thereon:  
 Residential Dwelling  
 Judgment Amount: \$145,112.83  
 Attorneys for Plaintiff:  
 Richard M. Squire & Associates, LLC  
 115 West Avenue, Suite 104  
 Jenkintown, PA 19046  
 Phone: (215) 886-8790

**No. 19-SU-1071**  
**PNC Bank, National Association, Successor by Merger to National City Mortgage a Division of National City Bank**

vs.  
**Cynthia E. Myers**  
 Property Address: 1350 Church Road, Orrtanna, PA 17353

Tax Parcel Number: 12B08-0017-000  
 Owner(s) of property situate in Franklin Township, Adams County, Pennsylvania  
 Improvements Thereon:  
 Residential Dwelling  
 Judgment Amount \$115,699.75  
 Attorneys for Plaintiff:  
 Manley Deas Kochalski LLC  
 P.O. Box 165028  
 Columbus, OH 43216-5028  
 614-220-5611

**No. 2019-SU-1179**  
**Wilmington Savings Fund Society FSB, Trustee of Stanwich Mortgage Loan Trust I**  
 vs.

**Travis D. Naugle**  
 Property Address: 71 Peanut Drive, Hanover, PA 17331  
 Tax Parcel Number: 08021-0013--000  
 Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania  
 Improvements Thereon:  
 Residential Dwelling  
 Judgment Amount: \$166,879.41  
 Attorneys for Plaintiff:  
 Brock & Scott, PLLC

**No. 21-SU-542**  
**Nationstar Mortgage LLC d/b/a Champion Mortgage Company**  
 vs.

**Shirley T. Sealover**  
 Property Address: 5 Hughes Drive, Abbottstown, PA 17301  
 Tax Parcel Number: 01003-0091-000  
 Owner(s) of property situate in the Borough of Abbottstown, Adams County, Pennsylvania  
 Improvements thereon:  
 Residential Dwelling  
 Judgment Amount: \$153,763.54  
 Attorneys for Plaintiff:  
 Pincus Law Group, PLLC  
 Alicia Sandoval, Esq. (311874)  
 2929 Arch Street, Suite 1700  
 Philadelphia, PA 19104  
 Telephone: 484-575-2201

**No. 17-SU-594**  
**Bank of America, N.A.**  
 vs.

**Thomas Michael Tipton, Faith Elizabeth Tipton, Garry Marshall Morris**  
 Property Address: 280 Old Westminster Road, Hanover, PA 17331  
 Tax Parcel Number: 41K18-0035-000

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

Residential Dwelling  
 Judgment Amount: \$182,128.84  
 Attorneys for Plaintiff:  
 McCabe, Weisberg & Conway, LLC  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 20-SU-126**  
**Freedom Mortgage Corporation**  
 vs.

**Frances Ann Tucker, Christal C. King**  
 Property Address: 7 Cross Trail, Fairfield, PA 17320  
 Tax Parcel Number: 43018-0010-000  
 Owner(s) of property situate in the Borough of Carroll Valley, Adams County, Pennsylvania  
 Improvements Thereon:  
 Residential Dwelling  
 Judgment Amount: \$149,797.43  
 Attorneys for Plaintiff:  
 Brock & Scott, PLLC  
 302 Fellowship Road, Suite 130  
 Mount Laurel, NJ 08054

**No. 22-SU-50**  
**AGFirst Farm Credit Bank**  
 vs.

**Donald E. Waugh, Jr.**  
 Property Address: 120A Beaver Creek Road, Hanover, PA 17331  
 Tax Parcel Number: 04L11-0099-000  
 Owner(s) of property situate in Berwick Township, Adams County, Pennsylvania  
 Improvements Thereon:  
 Residential Dwelling  
 Judgement Amount: \$324,603.29  
 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

6/17, 6/24, & 7/1



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[www.adamscountycf.org](http://www.adamscountycf.org)



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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 JACKIE J. BOWERS, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

JoAnn Crouse, 1924 White Hall Road, Littlestown, PA 17340

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

**ESTATE OF ALICE F. CORRIERI, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Steven R. Stanovich, 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 PAULA B. GRIMSLEY, DEC'D**

Late of Highland Township, Adams County, Pennsylvania

Executor: James Grimsley, 744 Stoops Road, Gettysburg, PA 17325

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

**ESTATE OF SHARON L. MOORE, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Jeremy L. Moore and Jessica L. Jacobson, c/o Sharon E. Myers, Esq., 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

**SECOND PUBLICATION****ESTATE OF LAWRENCE E. BOLIN, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Eric Krichten, 870 Rife Road, East Berlin, PA 17316; Kimberly Berry, 4229 Hanover Pike, Manchester, MD 21102

Attorney: David C. Smith, Esq., 754 Edgegrove Road, Hanover, PA 17331

**ESTATE OF WILLIAM R. CAREY, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executors: Dennis C. Carey, 125 Park Street, Bendersville, PA 17306; Kay R. Black, 970 Belmont Road, Gettysburg, PA 17325

Attorney: Robert L. McQuaide, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

**ESTATE OF AMY E. INSKIP, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Matthew B. Inskip, 2885 Cold Springs Road, Orrtanna, PA 17353

Attorney: Jeffery M. Cook, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF EARL E. KEYSER, II, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Personal Representative: Andrew D. Keyser, 29 W. Broadway, Gettysburg, PA 17325

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

**ESTATE OF GENE R. MOTTER, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Gregory G. Motter, 155 W. Yellow Hill Road, Biglerville, PA 17307; Eric E. Motter, 1046 700 Road, New Oxford, PA 17350; Jill E. Stoner, 134 Liberty Lane, P.O. Box 126, Bendersville, PA 17306; Joy E. Weikert, 171 Liberty Lane, P.O. Box 53, Bendersville, PA 17306

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

**ESTATE OF MARILYN McMURRAY RISHELL, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Executrix: Lisanne Rishell Bales, 67 Roundtop Lane, Gettysburg, PA 17325

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

**ESTATE OF MARTHA G. ROBISON, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: Richard L. Robison, 230 Friendship Lane, Gettysburg, PA 17325

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

**ESTATE OF ROSE A. SMITH a/k/a ROSE AGNES SMITH, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Thomas J. Smith and Mary G. King, 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 HERBERT FRANKLIN WIRTH, JR. a/k/a HERBERT F. WIRTH, JR., DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Andy L. Wirth and Amy L. Wirth, 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

**THIRD PUBLICATION****ESTATE OF ADELENE D. KIRKHAM, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Administrator: Kenneth C. Kirkham, 40 Clapsaddle Road, Gettysburg, PA 17325

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

**THIRD PUBLICATION CONTINUED**

ESTATE OF WALTER E. KUMPAR,  
DEC'D

Late of Germany Township, Adams  
County, Pennsylvania

Maria C. Miller, 525 Yellow Lily Court,  
Westminster, MD 21158

ESTATE OF BRUCE ALAN LEFEBER,  
DEC'D

Late of the Borough of Carroll Valley,  
Adams County, Pennsylvania

Dale Lawrence Lefebler, 27 Partridge  
Trail, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq.,  
Battersby Law Office, P.O. Box 215,  
Fairfield, PA 17320

ESTATE OF JOYCE MARIE TOPPER,  
DEC'D

Late of Reading Township, Adams  
County, Pennsylvania

George T. Topper, Jr., 229 E. King  
Street, East Berlin, PA 17316

Attorney: Thomas R. Nell, Esq., 130  
W. King Street, Box 1019, East  
Berlin, PA 17316

ESTATE OF EDWARD A. WEHRMAN,  
DEC'D

Late of Mount Joy Township, Adams  
County, Pennsylvania

Executrix: Betty Diane Keiser, 69 Clay  
Valley Road, Fleetwood, PA 19522

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