

# Adams County Legal Journal

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No. 51

## PLEASE NOTE

THE CHARGE FOR ALL FLAT RATE NOTICES APPEARING FOR THEIR FIRST RUN ON OR AFTER MAY 1, 2023, IS INCREASING TO \$80. THIS IS THE FIRST PRICE INCREASE IN MANY YEARS.

(LINE-CHARGE NOTICES AND LEGAL ADVERTISING ARE REMAINING THE SAME AS THEY ARE NOW.)

ALL NOTICES THAT DO NOT ARRIVE WITH THE NEW AMOUNT WILL BE HELD PENDING RECEIPT OF THE FULL NEW PRICE.

THE FORTHCOMING FLAT RATE OF \$80 INCLUDES THE PROOF OF PUBLICATION.

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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SERVICE OF PROCESS BY PUBLICATION

IN THE UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

CIV NO. 1:22-CV-1607 (Magistrate Judge Carlson)

JANIS O'CONNOR, Plaintiff

v.

ELMER SNYDER, LORI SNYDER, AL&L ENTERPRISES, LLC, et al., Defendants.

ORDER

The plaintiff has filed a supplemental motion for service of process by publication in the above-captioned case which recites the unsuccessful efforts made to serve defendants Elmer Snyder, Lori Snyder, and AL&L Enterprises, LLC. (Doc. 17). Finding that good cause exists to authorize service of process by publication pursuant to Pa.R.C.P. No. 430, IT IS ORDERED that this motion is GRANTED and the publication shall be by advertising a notice of the action once in the legal publication, if any, designated for the publication of legal notices in Adams County and in one newspaper of general circulation within Adams County. The publication shall contain the caption of the action and the names of the parties, state the nature of the action, and conclude with a notice substantially in the following form:

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections 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 PAPER 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.

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

The plaintiff shall then file proof of service by publication with this court on or before May 1, 2023.

So ordered this 27th day of March 2023.

S/Martin C. Carlson  
Martin C. Carlson  
United States Magistrate Judge

4/21

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA

2023-SU-0292

NOTICE IS HEREBY GIVEN that on March 23, 2023, BROCK STEPHEN BORROR filed a Petition in the above-named Court praying for a Decree to change his name to BROCK CHARLES PERDUE.

The Court has fixed the 23rd day of June 2023 at 11:30 a.m. in Courtroom No. 4, Third Floor, Adams County Courthouse, 117 Baltimore Street, Gettysburg, Pennsylvania 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 prayer of the Petitioner should not be granted.

Jennifer M. Zerfing, Esq.  
Becker Law Group, P.C.  
Attorney for Petitioner  
Brock Stephen Borrer

4/14 & 4/21

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 May 19th, 2023, at 10:00 a.m.

**No. 20-SU-35**

**Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company**  
vs.

**Barbara Ann Burns, Michael T. Burns**  
Property Address: 440 Stultz Road,  
Fairfield, PA 17320  
UPI/Tax Parcel Number: 25-018-0011  
Owner(s) of property situate in Liberty  
Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling  
Judgment Amount: \$190,479.36  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 22-SU-891**

**Rocket Mortgage, LLC f/k/a Quicken  
Loans, LLC f/k/a Quicken Loans INC.**  
vs.

**Brenda Clopper f/k/a Brenda Diane  
Shifflet**  
Property Address: 241 Topper Road,  
Fairfield, PA 17320  
UPI/Tax Parcel Number: 25C180063  
Owner(s) of property situate in Liberty  
Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling  
Judgment Amount: \$140,457.91  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**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  
UPI/Tax Parcel Number:  
43-046-0023-000

Owner(s) of property situate in the  
Borough of Carroll Valley, Adams  
County, Pennsylvania  
Improvements Thereon:

A Residential Dwelling  
Judgment Amount: \$139,204.83  
Attorneys for Plaintiff:  
LOGS Legal Group, LLP

**No. 22-SU-1073**

**Reliance First Capital LLC**  
vs.

**David Forsythe, Marcia E. Forsythe**  
Property Address: 27 Ashfield Drive,  
Littlestown, PA 17340  
UPI/Tax Parcel Number:  
41301-0028-000

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

Residential Dwelling  
Judgment Amount \$199,968.91  
Attorneys for Plaintiff:  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**No. 21-SU-868**

**Bank of America, N.A.**  
vs.

**Shirley J. Jewitt**  
Property Address: 532 Poplar Street,  
Hanover, PA 17331  
UPI/Tax Parcel Number:  
08-009-0240-000

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

Improvements: Residential Property  
Judgment Amount: \$156,116.60

Attorneys for Plaintiff:  
Robertson, Anschutz, Schneid, Crane  
& Partners, PLLC, A Florida  
professional limited liability company  
133 Gaither Drive, Suite F,  
Mt. Laurel, NJ 08054  
(855) 225-6906  
Fax: (866) 381-9549

**No. 22-SU-864**

**Members 1st Federal Credit Union**  
vs.

**Caleb Allen Mummert**  
Property Address: 3363 Baltimore Pike,  
Littlestown, PA 17340  
UPI/Tax Parcel Number:  
30H16-0013---000

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

Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$82,337.83

Attorneys for Plaintiff  
Paula J. McDermott, Esq.  
5000 Marketplace Way  
Enola, PA 17025

**No. 22-SU-1083**

**Amerihome Mortgage Company, LLC**  
vs.

**Brian P. Prince**  
Property Address: 84 Galaxy Drive,  
Hanover, PA 17331  
UPI/Tax Parcel Number:  
08023-0074A--000

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

Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$174,799.77

Attorneys for Plaintiff:  
Brock & Scott, PLLC

**No. 22-SU-0555**

**Nationstar Mortgage LLC**  
vs.

**Richard J. Rassmann, Jr., Unknown  
Heirs Successors and Assigns and All  
Persons, Firms and Associations  
Claiming Right, Title or Interest from  
or Under Richard J. Rassmann, Sr.,  
Christine Marie Galysch**

Property Address: 165 Branch Circle,  
East Berlin, PA 17316

UPI/Tax Parcel Number: 10009-0058  
Owner(s) of property situate in the  
Borough of East Berlin, Adams County,  
Pennsylvania

Improvements Thereon:  
Residential Property  
Judgment Amount: \$168,859.83

Attorneys for Plaintiff:  
Robertson, Anschutz, Schneid, Crane  
& Partners, PLLC, A Florida  
professional limited liability company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906  
Fax: (866) 381-9549

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

4/21, 4/28, & 5/5

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 May 19th, 2023, at 10:00 a.m.

**No. 16-SU-1082**

**U.S. Bank National Association, As Successor in Interest to Bank of America National Association, Successor by Merger to LaSalle Bank National Association, As Trustee For C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-Cb1**

vs.

**Michele Rorrer a/k/a Michele Crouse, Individually and In Her Capacity as Heir, Dustin J. Crouse, In His Capacity as Heir of Neil James Crouse, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Neil James Crouse, Deceased**

Property Address: 202 Plunkert Road, Littlestown, PA 17340

UPI/Tax Parcel Number: 30116-0007C-000

Owner(s) of property situate in Mt. Joy Township, Adams County, Pennsylvania

Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$289,336.15  
Attorneys for Plaintiff:  
Brock & Scott, PLLC

**No. 22-SU-1217**

**Pennymac Loan Services, LLC**

vs.

**Brandon Michael Sell**  
Property Address: 301 Irishtown Road, Hanover, PA 17331

UPI/Tax Parcel Number: 32J 13-0049---000 and 32J13-0049A---000

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

Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$179,698.85  
Attorneys for Plaintiff:  
Powers Kirn, LLC

**No. 21-SU-1103**

**Freedom Mortgage Corporation**

vs.

**Joshua D. Shaffer**  
Property Address: 801 Green Ridge Road, Orrtanna, PA 17355  
UPI/Tax Parcel Number: 12811-0016---000

Owner(s) of property situate in Franklin Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$212,044.42  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 22-SU-1107**

**Truist Bank, Successor by Merger to Suntrust Bank**

vs.

**Crystal L. Strawsburg**  
Property Address: 518 Diller Road, Hanover, PA 17331  
UPI/Tax Parcel Number: 08009-0085---000

Owner(s) of property situate in Conewago Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$190,442.94  
Attorneys for Plaintiff:  
Brock & Scott, PLLC

**No. 22-SU-576**

**Midfirst Bank**

vs.

**The Unknown Heirs of Janet Darlene Trykowski, Deceased, Donna Walter a/k/a Donna Walter George, Solely in Her Capacity as Heir of Janet Trykowski, Deceased**

Property Address: 14 Blizzard Trail, Fairfield, PA 17320  
UPI/Tax Parcel Number: 43 003-0075---000

Owner(s) of property situate in the Borough of Carroll Valley, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$349,213.22  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 20-SU-71**

**Nationstar Mortgage LLC, Freedom Mortgage Corporation, Lakeview Loan Servicing LLC**

vs.

**Melissa Ann Willow, Andrew Lee Willow**  
Property Address: 640 Bollinger Road, Littlestown, PA 17340  
UPI/Tax Parcel Number: 41J17-0152--000  
Owner(s) of property situate in Union Township, Adams County, Pennsylvania  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$167,920.77  
Attorneys for Plaintiff:  
KML Law Group, P.C.

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

4/21, 4/28, & 5/5

**ESTATE NOTICES**

**NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary of or 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 KRISTIN KAENA ELIZABETH ABARCA, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Sariah Scaffidi, c/o Gary J. Imblum, Esq., Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111

Attorney: Gary J. Imblum, Esq., Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111

**ESTATE OF JANET G. GRIFFITH, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Kathleen Diehl and Scott L. Kelley, Esq., 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 STEVEN JUNIOR RODETSKY a/k/a STEVEN J. RODETSKY, DEC'D**

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

Suzanne Welsh, 12 Field Trail, Fairfield, PA 17320

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

**ESTATE OF DOROTHY MAE WAGERMAN, DEC'D**

Late of Freedom Township, Adams County, Pennsylvania

Deborah A. Davis, 100 Mount Carmel Road, Orrtanna, PA 17353; Brenda M. Snyder, 1949 Mason Dixon Road, Gettysburg, PA 17325

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

**ESTATE OF SHIRLEY M. WEIKERT, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Joli Ecker, 708 Spruce Drive, Hanover, PA 17331

**SECOND PUBLICATION**

**ESTATE OF BARBRA W. GANT, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executor: Robert W. Gant, c/o Thomas M. Shorb, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Thomas M. Shorb, Esq., Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

**ESTATE OF KENNETH E. KEEFAUVER, a/k/a KENNETH EDWARD KEEFAUVER, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executrix: Teresa K. Jenkins, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

Attorney: Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

**ESTATE OF KENNETH W. MILLER, SR., DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Co-Executors: Trudy K. McDannell, 620 Stoops Road, Gettysburg, PA 17325; Kenneth W. Miller, Jr., 699 Center Mills Road, Aspers, PA 17304

Attorney: Robert E. Campbell, Esq., Salzmans Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF MARLENE CECILIA STAUB, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Regina E. Topper, c/o Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

Attorney: Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

**ESTATE OF LINDA K. STRINGER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Stacey A. Thompson, 16496 Dolf Road, Stewartstown, PA 17363

**ESTATE OF ROBERT D. WATSON, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Co-Administrators: Diane E. Gulden or Nick W. Walde, 365 Montclair Road, Gettysburg, PA 17325

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

**ESTATE OF GUY W. WEIKERT a/k/a GUY WILSON WEIKERT, DEC'D**

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

Executrix: Susan Kump, 25 McGinley Drive, Fairfield, PA 17320

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

**THIRD PUBLICATION**

**ESTATE OF BETTY F. BAKER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Sandra B. Jumper, 20 Cobblestone Drive, Carlisle, PA 17015

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

**ESTATE OF FREDERICK W. BAKER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Sandra B. Jumper, 20 Cobblestone Drive, Carlisle, PA 17015

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

**ESTATE OF MARY C. FURLONG, DEC'D**

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Administrator: Patricia Hubbard, P.O. Box 116, McSherrystown, PA 17331

**ESTATE OF HAZEL V. JACOBY, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Ricky E. Byers, 4110 Old Harrisburg Road, Gettysburg, PA 17325

Attorney: Robert E. Campbell, Esq., Salzmans Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

**THIRD PUBLICATION CONTINUED**

ESTATE OF RONALD K. LAYMAN a/k/a  
RONALD KRAMER LAYMAN, DEC'D

Late of Hamiltonban Township,  
Adams County, Pennsylvania

Executor: Mary Jane Patzman, 10 Pin  
Oak Drive, Gettysburg, PA 17325

Attorney: Puhl & Thrasher, 220  
Baltimore Street, Gettysburg, PA  
17325

ESTATE OF ELIZABETH JANE MEYER,  
DEC'D

Late of the Borough of Gettysburg,  
Adams County, Pennsylvania

Administrators: Barry G. Simon, 171  
S. Hay Street, Gettysburg, PA  
17325; Carole E. Simon, 171 S. Hay  
Street, Gettysburg, PA 17325

Attorney: Puhl & Thrasher, 220  
Baltimore Street, Gettysburg, PA  
17325

ESTATE OF JEAN T. SLAYBAUGH,  
DEC'D

Late of Menallen Township, Adams  
County, Pennsylvania

Executrix: Amanda VanArsdale, 1682  
Gablens Road, Gardners, PA 17324

Attorney: Adam D. Boyer, Barley  
Snyder, Suite 101, 123 Baltimore  
Street, Gettysburg, PA 17325

ESTATE OF SHARON A. THOMPSON,  
DEC'D

Late of Hamiltonban Township,  
Adams County, Pennsylvania

Executrix: Glenda Loughry Woerner,  
1145 Carrolls Tract Road, Orrtanna,  
PA 17353

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



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717-337-0060 / [rserpe@adamscountycf.org](mailto:rserpe@adamscountycf.org)



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Gettysburg, PA 17325  
[www.adamscountycf.org](http://www.adamscountycf.org)



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