

Adams County Legal Journal

Vol. 66

October 25, 2024

No. 26

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on September 20, 2024, Michael Jesse Lawyer filed a Petition in the below-named Court praying for a Decree to change his name to Jesse Michael Lawyer.

In the Court of Common Pleas of Adams County, Pennsylvania, 2024-SU-1015.

The Court has fixed the 20th day of December, 2024 at 10:30 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.

Roberto D. Ugarte, Esq.
Becker Law Group, P.C.

10/18 & 10/25

NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following account with statements of proposed distribution filed therewith have been filed in the Office of Adams County Clerk of Courts and will be presented to the Court of Common Pleas of

Adams County-Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on 11/15/2024, 08:30 a.m.

STIPE—Orphans' Court Action Number – OC-42-2023. Petition for Adjudication/Statement of Proposed Distribution. Estate of JAMES L. STIPE, late of Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

10/18 & 10/25

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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; Dr. B. Bohleke (since 2019), Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 337-9812

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IN THE COURT OF
COMMON PLEAS
ADAMS COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO: 2024-SU-0530

**CSMC 2018-RPL9 Trust
PLAINTIFF**

vs.

**Parvinder Kaur Notay, as Surviving
Heir of Sahib Singh Notay f/k/a
Surinder Singh, Deceased, and
Unknown Heirs of Sahib Singh
Notay f/k/a Surinder Singh,
Deceased**

DEFENDANTS

NOTICE

To The Defendants: You are hereby notified that CSMC 2018-RPL9 Trust has filed a Complaint in Mortgage Foreclosure with regard to 2865 Chambersburg Road, Biglerville, PA 17307, endorsed with a Notice to Defend, against you at No. 2024-SU-0530 in the Civil Division of the Court of Common Pleas of Adams County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Adams County Sheriff.

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.

Adams County Lawyer Referral
Service
Court Administrator
Adams County Courthouse
Gettysburg, PA 17325
(717) 337-9846

Robert W. Williams, Esquire
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

10/25

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on the 17th day of September, 2024, the Petition of Samuel Rodgers was filed in Adams County Court of Common Pleas at no. 2024-SU-0994, seeking to change the name from Samuel Quinn Rodgers to Sam Rodgers Craine. The court has fixed Friday, December 20, 2024, at 10:00 a.m., in courtroom #4 at the Adams County Courthouse as the date and place for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

10/25

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 15th, 2024, at 10:00 a.m.

No. 21-SU-668

U.S. Bank Trust National Association, Not in Its Individual Capacity but Solely as Owner Trustee for Legacy Mortgage Asset Trust 2017-RPL2

vs.

Anthony R. Easter, Jr., Jennifer L. Arentz, Teresa Kay Gonder, Mark M Gonder

Property Address: 1865 Highland Avenue Road, Gettysburg, PA 17325

UPI/Tax Parcel Number:
30G14-0053--000

Owner(s) of Property Situate in Mount Joy Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$218,496.11

Attorneys for Plaintiff:
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 24-SU-211

Pennymac Loan Services, LLC

vs.

Brentyn Mace, Denise Mace

Property Address: 510 W King St, East Berlin, PA 17316

UPI/Tax Parcel Number:
10004-0093-000

Owners of Property Situate in East Berlin Borough, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$129,265.49

Attorneys for Plaintiff:
Powers Kirn, LLC

No. 24-SU-601

Pennymac Loan Services, LLC

vs.

Carrie E. Ragan

Property Address: 1502 Old Carlisle Road, Aspers, PA 17304

UPI/Tax Parcel Number:
07G06-0028--000

Owner(s) of Property Situate in Butler Township, Adams County, Pennsylvania
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$153,961.30

Attorneys for Plaintiff:
Powers Kirn, LLC

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

10/18, 10/25, 11/1

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 KENNETH EARL BALL, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania
 Administratrices: Susan E. Kolmer and Joan Heft, c/o 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 RAYMOND GEORGE KLUNK, JR., DEC'D

Late of New Oxford Borough, Adams County, Pennsylvania
 Administrator: Ronald Eugene Klunk, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Joseph E. Erb, Jr., Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF FRANCIS THOMAS WEAVER, DEC'D

Late of New Oxford Borough, Adams County, Pennsylvania
 Executrix: Barbara A. Klinedinst, c/o Salzmman Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331
 Attorney: Ann C. Shultis, Esq., Salzmman Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

SECOND PUBLICATION**ESTATE OF MARY LUCILLE AYERS, DEC'D**

Late of Union Township, Adams County, Pennsylvania
 Administrator: Bobby F. Ayers, Sr., 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 BARRY LYNN BLACK, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania
 Administratrix: Janie C. Black, c/o Barbara Entwistle, Esq., Entwistle & Roberts, PC, 66 West Middle Street, Gettysburg, PA 17325
 Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, PC, 66 West Middle Street, Gettysburg, PA 17325

ESTATE OF HOWARD JOSSELYN DEVOE a/k/a HOWARD J. DEVOE, DEC'D

Late of Carroll Valley Borough, Fairfield, Adams County, Pennsylvania
 Executrix: Stephanie D. DeVoe, 46 Blue Bird Trail, Fairfield, PA 17320
 Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF MARY E. DOYLE a/k/a MARY EMMA DOYLE, DEC'D

Late of Straban Township, Adams County, Pennsylvania
 Executrix: Debera A. Bubb, 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 DOROTHY R. DRECHSLER a/k/a DOROTHY ROBERTA DRECHSLER, DEC'D

Late of Carroll Valley Borough, Adams County, Pennsylvania
 Co-Executors: Karen E. Graff & William Swiderski, c/o Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201
 Attorney: R. Thomas Murphy, Esq., Murphy & Childers, P.C., 237 East Queen Street, Chambersburg, PA 17201

ESTATE OF RICHARD W. FADELY a/k/a RICHARD WATSON FADELY, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania
 Co-Executrices: Laurie Ellen Fadely and Karen B. Miller, 7543 Main Street, Suite 101, Sykesville, MD 21784
 Attorney: Dennis M. Twigg, Esq., Hoffman, Comfort, Offutt, Scott, & Halstad, LLP, 24 North Court Street, Westminster, MD 21157

ESTATE OF DAVID E. HARTLAUB, SR., DEC'D

Late of Reading Township, Adams County, Pennsylvania
 Executor: David E. Hartlaub, Jr., c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
 Attorney: Ruth Crabbs Gunnell, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF BURNELL F. HUMBERT, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania
 Co-Executors: Renee L. Anderson and Michael R. Megonnell, c/o 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 DOROTHY A. HUMPHREY, DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania
 Administratrix: Patricia A. Bontz, 6414 R Church Street, Sykesville, MD 21784
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF ROBERT E. JOHNSON a/k/a ROBERT EDWARD JOHNSON, DEC'D

Late of Reading Township, Adams County, Pennsylvania
 Executor: Robert E. Johnson, Jr., c/o Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331
 Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

Continued on page 5

(SECOND PUBLICATION CONTINUED)**ESTATE OF JANA KNUDSEN MOLINARO, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Administrator: Gary F. Molinaro, 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 CAREY A. MOORE, a/k/a CAREY ARMSTRONG MOORE, JR., DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania

Executor: David S. Moore, 93 Skyline Court, Gettysburg, PA 17325

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

ESTATE OF BEVERLY A. NEHR, DEC'D

Late of McSherrystown Borough, Adams County, Pennsylvania

Co-Executrices: Denise Conrad, 75 Henry St., Hanover PA 17331; Katie Smith, 57 Maple St., Gettysburg, PA 17325

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

ESTATE OF EMMY R. NEUGEBAUER a/k/a EMMY REGINA NEUGEBAUER, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Personal Representatives: Thomas C. Neugebauer, 3709 Mesa Court, Ellicott City, MD 21042; Monica E. Butteriss, 10220 Leslie Street, Silver Spring, MD 20902

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

ESTATE OF CLARA E. TODT, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Co-Executors: Margaret A. Lockner, Michael J. Todt, and Kathleen T. Todt, 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

THIRD PUBLICATION**ESTATE OF EDITH A. BAKER, DEC'D**

Late of Hamiltonban Township, Adams County, Fayetteville, Pennsylvania

Executrix: Amy L. Shepard a/k/a Amy L. Wagaman, 5075 Old Forge Road, Fayetteville, PA 17222

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

ESTATE OF GEORGE WILLIAM BORING a/k/a GEORGE W. BORING, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: M. Goretti Schrade a/k/a Goretti M. Schrade, 818 Hancock Drive, Gettysburg, PA 17325

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

ESTATE OF JULIA M. GLAZIER, DEC'D

Late of East Berlin Borough, Adams County, Pennsylvania

Executrix: Debra G. Sneed, 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 ELIZABETH F. HECKMAN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Gerald D. Heckman, 755 Flohrs Church Road, Biglerville, PA 17307

Attorney: Matthew Rosenberger, Esq., Barber, Sharpe, & Rosenberger, One Summit Street, Philadelphia, PA 19118

ESTATE OF BRADLEY A. LEESE, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Personal Representative: Robie E. Leese, Sr., 1171 Irishtown Road, New Oxford PA 17350

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF ANNA C. MAHER a/k/a ANNA CAMILLA MAHER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: David J. Maher and Kevin M. Maher, 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 LILLIE DENISE MCLEAN, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Administratrix: Mary McLean, c/o Daniella A. Horn, Esq., Klenk Law, LLC, 1 Roberts Avenue, Glenside, PA 19038

Attorney: Daniella A. Horn, Klenk Law, LLC, 1 Roberts Avenue, Glenside, PA 19038

ESTATE OF MARY F. MILLER, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Personal Representative: Wayne M. Miller, 435 Yingling Road, Littlestown PA 17340

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF RONALD LEE SHANK, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executor: Daniel L. Shank, 197 Goodyear Road, Gardners, PA 17324

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

Continued on page 6

(THIRD PUBLICATION CONTINUED)

ESTATE OF JUDITH K. STERNER AKA
JUDITH ANNETTE STERNER, DEC'D
Late of Conewago Township, Adams
County, Pennsylvania
Executor: Randy Michael Long,
c/o 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 ROSEMARY WILLIAMS,
DEC'D
Late of Mt. Joy Township, Adams
County, Pennsylvania
Executor: Tom A. Williams, 5 Ash Drive,
Littlestown, PA 17340
Attorney: Thomas E. Miller, Esq., Law
Office of Thomas E. Miller, Esq., LLC,
249 York Street, Hanover, PA 17331

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