

Adams County Legal Journal

Vol. 64

December 23, 2022

No. 34

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.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that LMS FARMS INC, with its registered office at 255 Plane Tree Drive, Lancaster, Pennsylvania, a business corporation, has elected, pursuant to Action by Written Consent of the Shareholders in Lieu of a Meeting of the Board of Directors, 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 1933, as amended.

Henry O. Heiser, III, Esq.
104 Baltimore Street
Gettysburg, PA 17325

12/23

COURT OF COMMON PLEAS
CIVIL DIVISION
ADAMS COUNTY

NO: 2022-SU-331

Reverse Mortgage Funding LLC,
PLAINTIFF

vs.

Michael Ryan, known Heir of Leo Patrick Ryan, Sr., deceased and Daniel Harris, known Heir of Leo Patrick Ryan, Sr., deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leo Patrick Ryan, Sr., deceased,
DEFENDANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leo Patrick Ryan, Sr., deceased

36 Pennsylvania Avenue
Littlestown, PA 17340

Your house (real estate) at: 36 Pennsylvania Avenue, Littlestown, PA 17340, Parcel ID: 27-007-0062---000 is

scheduled to be sold at a Public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Spring, MD 20910 on March 17, 2023, at 10:00 a.m. to enforce the court judgment of \$144,634.20 obtained by Reverse Mortgage Funding LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay back to Reverse Mortgage Funding LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC. (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

12/23

NOTICE OF WITHDRAWAL

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that AMGRAR GESELLSCHAFT FUR FARMANLAGEN MBH, (INC), a corporation formed in Germany, with its Pennsylvania registered office at 255 Plane Tree Drive, Lancaster, Pennsylvania, has discontinued doing business in this Commonwealth, and therefore elects and intends to file, pursuant to Action by Written Consent of the Directors in Lieu of a Meeting, a Statement of Withdrawal of Foreign Registration with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania. The Company is now engaged in winding up and settling the affairs of said corporation.

Henry O. Heiser, III, Esq.
104 Baltimore Street
Gettysburg, PA 17325

12/23

LEGAL NOTICE - ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street, in Littlestown, PA 17340, between the hours of 1:00 and 2:00 pm on January 14, 2023, to elect directors and to transact any other business properly presented.

Attest: Scott A. Hawk
Secretary

12/23, 12/30, 1/6, & 1/13

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 January 20th, 2023, at 10:00 a.m.

No. 20-SU-860
ACNB Bank

vs.
Marcelino Angeles, Maria A. Angeles
Property Address: Tania's Mexican Restaurant & Store, 2180 Carlisle Road, Aspers, PA 17304

UPI/Tax Parcel Number:
29-F05-0046---000

Owner(s) of Property situate in Menallen Township, Adams County, Pennsylvania Improvements Thereon:

Commercial Building
Judgment Amount: \$248,337.74
Attorneys for Plaintiff:
Sharon E. Myers, Esq.
CGA Law Firm
135 North George Street
York, PA 17401
717-848-4900

No. 22-SU-776

Specialized Loan Servicing LLC
vs.

Benjamin Lee Becker
Property Address: 60 Corsa Lane, Fairfield, PA 17320

UPI/Tax Parcel Number:
18B13-0058B-000

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

Improvements Thereon:

Residential Dwelling
Judgement Amount: \$180,366.69
Attorneys for Plaintiff:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F.
Mt. Laurel, NJ 08054

No. 22-SU-137

Wells Fargo Bank, N.A.
vs.

Christine Leanne Broseker
Property Address: 56 E. Myrtle Street, Littlestown, PA 17340

UPI/Tax Parcel Number:
01-27005-0106-000

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

Improvements Thereon:

Residential Dwelling
Judgment Amount: \$138,320.02
Attorneys for Plaintiff
Brock & Scott, PLLC

No. 16-SU-917

M&T Bank s/b/m Dauphin Deposit Bank and Trust Company
vs.

Lisa K. Cohen, Cheri Ann Freeman d/b/a Chez Cheri Cafe
Property Address: 1075 Carlisle Road, Biglerville, PA 17307

UPI/Tax Parcel Number: 29F06-0021

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

Residential Dwelling
Judgment Amount: \$219,180.41
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 22-SU-40

U.S. Bank National Association, Not in Its Individual Capacity but Solely as Trustee for The RMAC Trust, Series 2016-CTT
vs.

Estate Pauline A. Ebaugh, Deceased, As Record Owner/Mortgager, Michael W. Ebaugh, Known Heir of Pauline A. Ebaugh, Estate of Pauline A. Ebaugh c/o Michael W. Ebaugh, Known Heir, Unknown Heirs of Pauline A. Ebaugh c/o Michael W. Ebaugh, Known Heir, Mark E. Ebaugh, Known Heir, Estate of Pauline A. Ebaugh c/o Mark E. Ebaugh, Known Heir, Unknown Heirs of Pauline A. Ebaugh c/o Mark E. Ebaugh, Known Heir, Frances Christ, Known Heir, Unknown Heirs of Pauline A. Ebaugh c/o Francis Christ
Property Address: 655 3rd Street, Hanover, PA 17331

UPI/Tax Parcel Number: 8-135

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

Improvements Thereon:

Residential Dwelling
Judgment Amount: \$287,535.35
Attorneys for Plaintiff:
Emmanuel J. Argentieri, Esq.
Romano, Garubo & Argentieri, LLC
52 Newton Avenue
Woodbury, NJ 08096, 856-348-1515

No. 22-SU-411

Caliber Home Loans, Inc.
vs.

Earl M. Johnson, Jessica D. Johnson
Property Address: 20 Galaxy Drive, Hanover, PA 17331

UPI/Tax Parcel Number:
08023-0053-000

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

Improvements Thereon:

Residential Dwelling
Judgment Amount \$172,949.18
Attorneys for Plaintiff:
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

No. 21-SU-715

PNC Bank, National Association
vs.

Shane Raffensberger
Property Address: 82 Cherry Lane, Abbottstown, PA 17301

UPI/Tax Parcel Number:
17L09-0046---000

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

Residential Dwelling
Judgment Amount: \$149,437.84
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 22-SU-612

PHH Mortgage Corporation
vs.

Jeffrey A. Reaver, Elizabeth L. Reaver
Property Address: 3596 Chambersburg Road, Biglerville, PA 17307

UPI/Tax Parcel Number:
12D10-0021---000

All Those Certain Lots or Pieces of Ground Situate in Franklin Township, Adams County, Pennsylvania

Improvements: Residential Property
Judgement Amount: \$238,917.43
Attorneys for Plaintiff:

Robert Fiacco, Esq., ID No. 325024
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F.
Mt. Laurel, NJ 08054

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

12/23, 12/30, & 1/6

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 January 20th, 2023, at 10:00 a.m.

No. 19-SU-1347

Lakeview Loan Servicing LLC

vs.

Kayla Elizabeth Shipley, Jacob Adam Martin

Property Address: 165M Church Road, Orrtanna, PA 17353

UPI/Tax Parcel Number: 12B09-0084

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

Residential Dwelling

Judgment Amount: \$138,690.19

Attorneys for Plaintiff:

Stern & Eisenberg, PC

No. 22-SU-620

Headlands Residential Series Owner Trust, Series E

vs.

Dean R. Shorb, Josie P. Shorb, The United States of America

Property Address: 701 Bollinger Road, Littlestown, PA 17340

UPI/Tax Parcel Number:

41KH-0072---000

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

Residential Dwelling

Judgment Amount: \$342,421.47 plus interest from June 24, 2022, to date of Sale per diem rate of \$25.36

Attorneys for Plaintiff:

Hill Wallack LLP

No. 22-SU-614

Sun West Mortgage Company, Inc.

vs.

Thomas L. Shriver

Property Address: 28 Table Rock Road, Gettysburg, PA 17325

UPI/Tax Parcel Number:

09F12-0138C-000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$123,202.93

Attorneys for Plaintiff:

Milstead & Associates, LLC

By: Bernadette Irace, Esq.

ID No. 313008

1 E. Stow Road

Marlton, NJ 08053

No. 22-SU-53

Pennymac Loan Services, LLC

vs.

Dylan Jeremy Stickell

Property Address: 409 North Street, McSherrystown, PA 17344

UPI/Tax Parcel Number:

28005-0082---000

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

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$174,873.96

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

12/23, 12/30, & 1/6

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 CONNIE I. BOWMAN, DEC'D
Late of Latimore Township, Adams County, Pennsylvania

Administrator: Jessica L. Bowman, Esq., 1575 Braggtown Road, East Berlin, PA 17316

Attorney: Jessica L. Bowman, Esq., 1575 Braggtown Road, East Berlin, PA 17316

ESTATE OF ELAINE T. ECKER, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executor: Brian D. Ecker, 931 Wilson Avenue, Chambersburg, PA 17201

Executrix: Valerie E. Bushey, 1353 Goodyear Road, Gardners, PA 17324

Attorney: Bernard A. Yannetti, Esq., HARTMAN & YANNETTI, INC.,

Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF LLOYD H. FEESER, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executor: Clyde Richard Lenhart, Jr., 8406 Shiloh Court, Frederick, MD 21704

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

ESTATE OF NANCY E. HANMER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Donna Mayberry Poe, 233 Village Green Square, Winston Salem, NC 27104

Attorney: Bernard A. Yannetti, HARTMAN & YANNETTI, INC., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF HARRY L. HUMPHRIES, SR., DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Dale F. Humphries, 55 St. Michael's Way, Hanover, PA 17331

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

ESTATE OF PATRICIA M. WENTZ, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Nancy J. Luckabaugh, 13 Chinkapin Drive, New Oxford, PA 17350

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

SECOND PUBLICATION

ESTATE OF SHIRLEY A. ALTHOFF, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Patricia M. Smith, c/o Linda S. Siegle, Esq., 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

ESTATE OF ROBERT FRANKLIN BENNETT, SR. a/k/a ROBERT F. BENNETT, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executrix: Lorelie Tarrosa Bennett a/k/a Lorelie Piansay Bennett, 4530 Coldsprings Road, Fayetteville, PA 17222

Attorney: Lawrence R. Rife, IV, Esq., Hoskinson, Wenger & Rife, 147 East Washington Street, Chambersburg, PA 17201

ESTATE OF JEANNE MARIE GLEESON, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Thomas O. Oyler, III, 61 Pinckney Drive, Coatesville, PA 19320

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

ESTATE OF RICHARD HAHN, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administrator: Deborah Hahn c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton Street, Suite 210, Allentown, PA 18101

Attorney: David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton Street, Suite 210, Allentown, PA 18101

ESTATE OF SHIRLEY M. MEGEE a/k/a SHIRLEY MARLENE MEGEE, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Executor: Jason Meggee, 1711 Waynesboro Pike, Fairfield, PA 17320

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

ESTATE OF LIONEL P. SCHINDLER, DEC'D

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executrix: Bari M. Downey, 118 Ellis Alley, Mechanicsburg, PA 17050

Attorney: Justin S. Alex, Esq., 63 N. Main Street, Suite K, Stewartstown, PA 17363

ESTATE OF J. ROBERT WINGERT a/k/a JAMES ROBERT WINGERT, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrator C.T.A.: Grayson P. Wingert, 605 Dubs Church Road, Hanover, PA 17331

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

ESTATE OF TINA M. WOODWARD, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Executrix: Tracy L. Woodward, 13 Lindsay Trail, Fairfield, PA 17320

THIRD PUBLICATION

ESTATE OF MARION THOMAS BARKER, JR., DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Olivia Nicole Arden, c/o Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF CHRISTINE BERGIN a/k/a CHRISTINE MARY BERGIN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Dawn Bergin and Karen Bergin, c/o Linda S. Siegle, Esq., 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

ESTATE OF LEONARD K. CLEMENT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Shirley A Blanton, 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

THIRD PUBLICATION CONTINUED

ESTATE OF HELEN P. KELLEY, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Executrix: Amber L. Altland, 330 Silo Road, Orrtanna, PA 17353

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

ESTATE OF EUGENE W. MILLER a/k/a EUGENE WILFORD MILLER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Brian Edward Miller, 24 Antler Lane, New Oxford, PA 17350; Melissa Sue Koontz, 424 Glenwyn Drive, Littlestown, PA 17340

Attorney: Thomas E. Miller, Esq., Law Office of Thomas E. Miller, Esquire LLC, 249 York Street, Hanover, PA 17331

ESTATE OF DONALD E. WARREN a/k/a DONALD EUGENE WARREN, DEC'D

Late of the Borough of Bendersville, Adams County, Pennsylvania

Executor: Travis L. Warren, 190 North Main Street, Aspers, PA 17304

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

ESTATE OF RUTH V. WILLIAMS, DEC'D

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

Co-Executors: Thomas D. Williams and Frederick L. Williams, 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



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.