

# Adams County Legal Journal

Vol. 66

June 21, 2024

No. 8

## FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 25, 2024, for **Armis Safety and CPR Training** with a principal place of business located at 100 Lobell Rd., Abbottstown, PA 17301 in Adams County. The individual interested in this business is Reed Forbeck, also located at 100 Lobell Rd., Abbottstown, PA 17301. This is filed in compliance with 54 Pa.C.S. 311.

06/21

## CORPORATION DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that **Craftbuilt, Inc.**, General Contracting, a Pennsylvania corporation having its registered address at 112 Gun Club Road, York Springs, PA 17372, has approved a resolution to cease operations as of December 31, 2023, and has filed Articles of Dissolution with the Commonwealth of Pennsylvania pursuant to the Business Corporation Law of 1933. Any party with claims against said corporation should present them in writing to:

Edward G. Puhl, Esquire  
Puhl & Thrasher  
Attorneys at Law  
220 Baltimore Street  
Gettysburg, PA 17325

6/21 & 6/28

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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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LEGAL NOTICE

COURT OF COMMON PLEAS  
ADAMS COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2024-NO-0806  
NO. 23-TL-0235 (LIEN)  
WRIT OF SCIRE FACIAS

The Plaintiff requests the issuance of a Writ of Scire Facias in accordance with 53 P.S. §7185 against the property located at 6153 Fairfield Road, Fairfield, Adams County, Pennsylvania 17320.

NOW, you are hereby notified to file an affidavit of defense to said claim, if any, in the office of the Prothonotary of our said Court within fifteen (15) days after service of this notice upon you. If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim and the property described in the claim sold to recover the amount due.

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  
Telephone: (717) 337-9846

By: Justin M. George, Esq.  
Attorney ID No. 322515  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
(717) 263-2121

**Borough of Carroll Valley,  
Claimant  
v.  
Estate of Cecelia M. Wenschhof,  
Owner**

NOTICE

To: Estate of Cecelia M. Wenschhof,

PLEASE TAKE NOTICE that a pleading seeking relief against you has been filed in the above-captioned matter. The nature of the relief being sought is as follows:

6/21, 6/28, 7/5

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**Contact Ralph M. Serpe, 717-337-0060  
rserpe@adamscountycf.org**



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



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

**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 19th, 2024, at 10:00 a.m.

**No. 23-SU-1167**

**Pennymac Loan Services, LLC**

vs.

**David C. Barrett**

Property Address: 357 Lumber Street,  
Littlestown, PA 17340

UPI/Tax Parcel Number:  
27009-0033-000

Owner of property situate in Littlestown  
Borough, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$123,672.69

Attorneys For Plaintiff:

Powers Kim, LLC

**No. 23-SU-1205**

**Nationstar Mortgage, LLC**

vs.

**Justin C. Campbell a/k/a Justin  
Campbell**

Property Address: 14 Bonnie Trail, Fairfield, PA  
17320

UPI/Tax Parcel Number:  
43028-0047-000

Owner of property situate in Carroll Valley  
Borough, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$201,315.52

Attorney for Plaintiff:

Manley Deas Kochalski, LLC

**No. 23-SU-931**

**The Bank of New York Mellon as  
Trustee for CWABS, Inc. Asset-Backed  
Certificates, Series 2007-2**  
vs.

**Charles Champlain a/k/a Charles J.  
Champlain II, Sue Ann Champlain a/k/a  
Sue A. Champlain**

Property Address: 7 Homestead Drive,  
Gettysburg, PA 17325

UPI/Tax Parcel Number:  
32012-0010-000

Owners of property situate in Mount Pleasant  
Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$142,374.50

Attorney for Plaintiff:

LOGS Legal Group, LLP

**No. 23-SU-622**

**HSBC Bank USA, National Association,  
et al.**

vs.

**Bryan Curtis Clevenger, Kimberly A.  
Clevenger**

Property Address: 240 Oak Drive, Orrtanna,  
PA 17353

UPI/Tax Parcel Number:  
12-B09-191

Owners of property situate in the Township of  
Franklin, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$211,649.65

Attorneys for Plaintiff:

Stern & Eisenberg

**No. 23-SU-832**

**Pennymac Loan Services, LLC**

vs.

**Curtis Corbin, Amber J. Minton a/k/a  
Amber Minton**

Property Address: 1126 Bendersville  
Wenksville Road, Aspers, PA 17304

UPI/Tax Parcel Number:  
29E05-0029-000

Owners of property situate in Menallen  
Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$205,004.00

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 24-SU-139**

**Pennsylvania Housing Finance Agency**  
vs.

**Myles S. Lynch**

Property Address: 385 Buford Avenue,  
Gettysburg, PA 17325

UPI/Tax Parcel Number:  
16006-0003-000

Owner of property situate in Gettysburg  
Borough, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$210,522.71

Attorneys for Plaintiff:

Leon P. Haller Purcell, Krug & Haller

**No. 24-SU-102**

**Specialized Loan Servicing, LLC**  
vs.

**Joseph C. McLaughlin**

Property Address: 155 Ground Oak Church  
Road, Gardeners, PA 17324

UPI/Tax Parcel Number:  
22-G04-0114-000

Owner of property situate in Huntington  
Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$138,296.22

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC

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

6/21, 6/28, & 7/5

**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 July 19th, 2024, at 10:00 a.m.

**No. 22-SU-1135**

**Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association), as Trustee for Bank of America Alternative Loan Trust 2007-1**

vs.

**Gregg Messersmith a/k/a Gregg D. Messersmith, Leslie Messersmith a/k/a Leslie L. Messersmith**

Property Address: 605 Hamey Road, Littlestown, PA 17340

UPI/Tax Parcel Number:

30G18-0026--000

Owners of property situate in Mount Joy Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$209,187.51

Attorneys for Plaintiff:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**No. 23-SU-1259**

**Fulton Bank, N. A.**

vs.

**Vassil P. Petrov, Virginia P. Zickafoose, The United States of America/Wm. J. Nealon Federal Building, The United States of America, c/o Merrick B. Garland**

Property Address: 50 Old Mill Road, New Oxford, PA 17350

UPI/Tax Parcel Number:

17K09-0002--0D0

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

Residential Dwelling

Judgment Amount: \$300,137.34

Attorney for Plaintiff:

Marc A. Hess, Esquire/Henry & Beaver, LLP

**No. 24-SU-49**

**PNC Bank National Association**

vs.

**Mary A. Richey a/k/a Mary Richey, Andrew J. Richey a/k/a Andrew Richey**

Property Address: 1291 Fish and Game Road, East Berlin, PA 17316

UPI/Tax Parcel Number:

36L05-0004

Owners of property situate in Reading Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Building

Judgment Amount: \$203,558.40

Attorneys for Plaintiff:

KMLLaw Group, P.C.

**No. 23-SU-965**

**U.S. Bank National Association, et al.**

vs.

**Deborah Smith**

Property Address: 13 East King Street, Abbottstown, PA 17301

UPI/Tax Parcel Number:

01004-0038-00

Owner of property situate in Abbottstown Borough, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$154,989.35

Attorneys for Plaintiff:

Hladick, Onorato & Federman, LLP

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

6/21, 6/28, & 7/5

**No. 23-SU-1161**

**Legacy Mortgage Asset Trust 2021-SL1**

vs.

**Robert P. Negro, Kathleen M. Negro**

Property Address: 57 Hounds Run, Gettysburg, PA 17325

UPI/Tax Parcel Number:

38001-0080-000

Owners of property situate in Straban Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$118,790.68

Attorney for Plaintiff:

Stern & Eisenberg, P.C.

**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 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 MARY E. AYRE, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania  
 Administrator: W. Wesley Ayre, 1138 Long Lane, Gettysburg, PA 17325

**TRUST OF BARRY J. LAUGHMAN, DEC'D**

Late of New Oxford Township, Adams County, Pennsylvania  
 Trustee: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325  
 Attorney: Adam D. Boyer, Esq., Barley Snyder, LLP, 123 Baltimore St., Suite 101, Gettysburg, PA 17325

**ESTATE OF JANET D MCKINNEY, DEC'D**

Late of Reading Township, Adams County, Pennsylvania  
 Personal Representative: Michael Leon McKinney, 944 Water St., Fairfield, PA 17320

**ESTATE OF MARIE E. QUESINBERRY, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania  
 Executrix: Beth A. Edwards, c/o George F. Douglas III, Esq., Salzmann Hughes, P.C., 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015  
 Attorney: George F. Douglas III, Esq., Salzmann Hughes, P.C., 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

**ESTATE OF TERRY L. REED, DEC'D**

Late of Abbottstown City, Adams County, Pennsylvania  
 Administrator: Kim E. Sipe a/k/a Kim E. Reed, c/o Patrick J. Schaeffer & Laura E. Bayer, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408  
 Attorneys: Patrick J. Schaeffer, Esq. & Laura E. Bayer, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408

**ESTATE OF BETTY W. SHORB, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania  
 Executor: Gregory Shorb, 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 LAUREN DONALD STOTTLEMYER, DEC'D**

Late of Carroll Valley Borough, Adams County, Pennsylvania  
 Administrator: Noah Wade Stottlemeyer, 135 Eagles Ridge, Smithsburg, MD 21783  
 Attorney: Ann Marie Rotz, Rotz Law Offices, LLC, P.O. Box 4628, Hagerstown, MD 21742

**SECOND PUBLICATION****ESTATE OF VIOLET MARIE CONNELLY, DEC'D**

Late of Carroll Valley Borough, Fairfield, Adams County, Pennsylvania  
 Administrator: Randy Lee Carter, Jr., 26 Blue Ridge Trail, Fairfield, PA 17320  
 Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF CHARLENE E. FELTON, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania  
 Administratrix: Anita S. Perez-Thomas, 232 Table Rock Road, Gettysburg, PA 17325  
 Attorney: Puhl & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF TROY RICK HEININGER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania  
 Administratrix: Alexis Q. Heininger, 1025 Teeter Road, Littlestown, PA 17340  
 Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

**ESTATE OF RUSSELL J. LESTER A/K/A RUSSELL J. LESTER, SR., DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania  
 Executor: Brandin A. Lester, 987 Harney Road, Littlestown, PA 17340  
 Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

**ESTATE OF LEVERE J. LONG, DEC'D**

Late of Bonneauville Borough, Adams County, Pennsylvania  
 Executor: Peter J. Long, 105 Oak Drive, New Oxford, PA 17350  
 Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF MELISHA FAYE MARTINEZ, DEC'D**

Late of Liberty Township, Adams County, Pennsylvania  
 Executrix: Sandra Jean Valentine, 591 Tract Road, Fairfield, PA 17320  
 Attorney: Bernard A. Yannetti, Hartman & Yannetti, Inc., Law Office, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF RICHARD J. NEIDERER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania  
 Executrix: Phyllis M. Neiderer, 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

Continued on page 6

**(SECOND PUBLICATION CONTINUED)****ESTATE OF PRUDENCE D. RUTH, DEC'D**

Late of Hamilton Township, Abbottstown, Adams County, Pennsylvania  
 Executor: Tim Ruth, 509 Tapeworm Road, New Oxford, PA 17350  
 Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

**ESTATE OF JOSEPH A. SHRADER, DEC'D**

Late of Littlestown Borough, Adams County, Pennsylvania  
 Co-Executors: Lawrence J. Shrader, 450 Willow Lane, York Springs, PA 17372; Brenda A. Moore, 43154 Gum Spring Drive, Leonardtown, MD 20605; Darlene M. Shrader, 153 Cemetery Street, Littlestown, PA 17340  
 Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF LORETTA A. SMITH, DEC'D**

Late of McSherrystown Borough, Adams County, Pennsylvania  
 Executor: Tony A. Smith, 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 THOMAS EVAN VANSCHOYOC, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania  
 Co-Executrices: Cassie Lynn VanSchoyoc & Megan Rose VanSchoyoc, 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 GERTRUDE MARIE ZYWAN, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania  
 Administratrix: Joyce Ann Zywan, 5412 Overdale Lane, Raleigh, NC 27603  
 Attorney: Thomas R. Nell, Esq., 130 W. King St., Box 1019, East Berlin, PA 17316

**THIRD PUBLICATION****ESTATE OF WAYNE E. BOYER, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania  
 Administratrix: Helen L. Boyer, c/o 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

**ESTATE OF SANDRA L. CATCHINGS, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania  
 Co-Executors: Brian P. Kump and Olivia M. Allen, c/o Barbara Jo Entwistle, Esq., Entwistle & Roberts, P.C., 37 West Middle Street, Gettysburg, PA 17325  
 Attorney: Barbara Jo Entwistle, Esq., Entwistle & Roberts, P.C., 37 West Middle Street, Gettysburg, PA 17325

**ESTATE OF WILLIAM D. GRAHAM, III a/k/a**

**WILLIAM DALTON GRAHAM, III, DEC'D**  
 Late of Reading Township, Adams County, Pennsylvania  
 Executor: Chad M. Graham c/o Laura M. Mercuri, Esq., Duffy North, 104 North York Road, Hatboro, PA 19040  
 Attorney: Laura M. Mercuri, Esq., Duffy North, 104 North York Road, Hatboro, PA 19040



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