

# Adams County Legal Journal

Vol. 64

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No. 52

## 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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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 March 1, 2023, for STOTSKY'S CORAL BOX with a principal place of business located at 119 N. 2nd Street, McSherrystown, PA 17344 in Adams County. The individual interested in this business is Timothy Stotsky also located at 119 N. 2nd Street, McSherrystown, PA 17344. This is filed in compliance with 54 Pa.C.S. 311.417

4/28

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA

CIVIL DIVISION 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, Plaintiff

v.

MICHELE RORRER A/K/A MICHELE CROUSE, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF NEIL JAMES CROUSE, DECEASED; 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, Defendant(s)

NOTICE TO: Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title or Interest From or Under Neil James Crouse, Deceased

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 202 Plunkert Road, Littlestown, PA 17340  
Being in MT. JOY TOWNSHIP, County of ADAMS, Commonwealth of Pennsylvania, 30116-0007C-000

Improvements consist of residential property.

Sold as the property of Neil James Crouse

Your house (real estate) at 202 Plunkert Road, Littlestown, PA 17340 is scheduled to be sold at the Sheriff's Sale on May 19, 2023, at 10:00 AM, at the PA-ADAMS, EMERGENCY SERVICES BUILDING, 230 GREENAMYER LANE, GETTYSBURG, PA 17325, to enforce the Court Judgment of \$289,336.15 obtained by, 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 (the mortgagee), against the above premises.

Brock & Scott, PLLC  
Attorney for Plaintiff  
(844) 856-6646

4/28

NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Act of Assembly of December 16, 1982, Act 295, as amended, that a Registration of Fictitious Name has been filed in the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, for the conduct of business in Pennsylvania, under the assumed or fictitious name of SAVES

The principal office for the operations to be provided through such fictitious name is 238 Main Street, McSherrystown, Pennsylvania 17344. The names and addresses of the parties to registration of such fictitious name are, respectively: Tom Weaver, 5865 Hanover Road, Hanover, PA 17331-8966, and Southeastern Adams Volunteer Emergency Services, Inc., 238 Main Street, McSherrystown, Pennsylvania 17344.

4/28

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 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 ROBERT C. HOLLAND, II, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: Constance M. Cullison, 217 Pine Drive, Fayetteville, PA 17222

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

**ESTATE OF MICHAEL G. JACKOWSKI, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Heather J. Jackowski, 164 Linda Drive, New Oxford, PA 17350

Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

**ESTATE OF JOHN SAMUEL KOHLER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Karen G. Kohler, 765 Kohler Mill Road, New Oxford, PA 17350

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

**ESTATE OF GENEVIEVE LOOKENBILL a/k/a GENEVIEVE L. SMITH a/k/a GENEVIEVE B. LOOKENBILL a/k/a GENEVIEVE M. LOOKENBILL, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administratrix CTA: Jody A. Boardman, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

**ESTATE OF PAMELA V. MILLER a/k/a PAMELA HELENE MILLER, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Executor: Norman Thomas Miller Jr., c/o Stacey W. Betts, Esq., 75 East Main Street, Mount Joy, PA 17552

Attorney: Stacey W. Betts, Esq., 75 East Main Street, Mount Joy, PA 17552

**ESTATE OF TIMOTHY WAYNE NEIDERER, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Co-Administrators: Joan Theresa Hagarman and Gregory Allen Hagarman, 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 HILDA M. OUSSOREN, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Elaine Oussoren, 14 Hathaway Lane, Montville, NJ 07045

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

**ESTATE OF LIESEL L. SOUTHERLY, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executors: Linda C. Wilkinson, 1999 Table Rock Road, Biglerville, PA 17307; Jeffrey M. Southerly, 825 Low Dutch Road, Gettysburg, PA 17325

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

**SECOND 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

**THIRD 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

**THIRD PUBLICATION CONTINUED**

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.,  
Salzmann 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



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

 **ADAMS COUNTY**  
COMMUNITY FOUNDATION

25 South 4th Street  
Gettysburg, PA 17325  
[www.adamscountycf.org](http://www.adamscountycf.org)



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