

Adams County Legal Journal

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IN THIS ISSUE

COMMONWEALTH OF PENNSYLVANIA
VS. ROBERT ANDREW NEWLIN

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IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

IN RE: P.J.E.

Petition for Change of Name of Minor

NOTICE

NOTICE IS HEREBY GIVEN that on August 22, 2018, the Petition of Jill Marie DeMarco and Ian Bradley DeMarco, requesting for a decree to change the name of the minor from P.J.E. to P.J.D. was filed.

The Court have affixed October 26, 2018, at 10:00 a.m. in the Adams County Courthouse, Courtroom No. 4, Gettysburg, Adams County, 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 Petitioner should not be granted.

Jeffery M. Cook, Esq.
234 Baltimore Street
Gettysburg, PA 17325
717-334-8516

10/19

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on 12th day of September, 2018 the petition of Alejandro Migel Mendez was filed in the Court of Common Pleas of Adams County, Pennsylvania, for a decree to change his name from Alejandro Migel Mendez to Alejandro Miguel Mendez.

The court has scheduled a hearing on this matter on November 16, 2018 at 10:00 am in Court Room No. 4, Third Floor, Adams County Courthouse, Gettysburg, Pennsylvania when and where all persons may appear at that time and show cause, should they have any, why the petition should not be granted.

10/19

NOTICE OF PUBLIC HEARING

The Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania will hold a public hearing on Tuesday, November 13, 2018 commencing at 6:30 p.m. in the Council Chambers at the Gettysburg Borough Municipal Office Building located at 59 East High Street, Gettysburg, Adams County, Pennsylvania 17325. The purpose of the public hearing is to receive public comment relative to the intention and desire of the Borough of Gettysburg to organize and form a municipal authority entitled the Gettysburg Borough Stormwater Authority. The purpose of the Gettysburg Borough Stormwater Authority will be the administration and assessment of related fees in connection with the construction, operation, maintenance and repairs necessary for the implementation and operation of the Borough's municipal separate storm sewer system and program.

It is the intention of the Borough Council of the Borough of Gettysburg to consider and vote upon the publication of an ordinance for subsequent enactment for the purpose of organization and formation of the Gettysburg Borough Stormwater Authority and to authorize the execution and the filing with the Pennsylvania Department of State of Articles of Incorporation for the proposed authority. Such consideration and action will be taken at a general business meeting of the Borough Council to be held immediately following the public hearing on Tuesday, November 13, 2018 commencing at 7:00 p.m.

Any person who needs special accommodations in order to gain access to or participate in the hearing should contact Sara L. Stull, Borough Secretary, either by telephone at (717) 334-1160 ext. 240 or by e-mail at sstull@gettysburgpa.gov.

Sara L. Stull
Borough Secretary

10/19

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name SALON 34, 49 S. Main St., Biglerville, PA 17307 has been filed in the Department of State at Harrisburg, PA, File Date 9/18/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Tracy L. Garber, 1218 Beecherstown Rd., Biglerville, PA 1730

10/19

ARTICLES OF INCORPORATION

IMPECCABLE BAKES GETTYSBURG INC. hereby gives notice that articles of incorporation were filed on 11/9/16 with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

10/19

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees, and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the 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 Friday, October 26, 2018 at 8:30 a.m.

REX—Orphans' Court Action Number OC-94-2018. The First and Final Account of Carol J. Rex, Executrix of the Estate of Helen D. Rex, late of Menallen Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

10/12 & 19

COMMONWEALTH OF PENNSYLVANIA
VS. ROBERT ANDREW NEWLIN

1. Section 6308 of the Pennsylvania Motor Vehicle Code constitutionally permits an officer to stop a vehicle if the officer has reasonable suspicion that a provision of the Motor Vehicle Code has been violated.

2. In this case while following Defendant's vehicle, Trooper Horan observed a lit cigarette being discharged from the window of the vehicle landing on the public roadway. That observation gave Trooper Horan probable cause to effectuate a motor vehicle stop. Specifically, his observations were that the operator or someone in the motor vehicle had violated the law by littering.

3. The totality of the circumstances observed by Trooper Horan on the evening in question combined to give him probable cause to believe that the Defendant was operating his motor vehicle under the influence of alcohol and/or controlled substances. He therefore had probable cause to make an arrest on suspicion of violating those provisions of the motor vehicle code.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CP-01-CR-608-2018, COMMONWEALTH OF
PENNSYLVANIA VS. ROBERT ANDREW NEWLIN

District Attorney's Office, Attorney for Commonwealth
Forest Dean Morgan, Esq., Attorney for Defendant
Campbell, J., September 25, 2018

OPINION ON DEFENDANT'S OMNIBUS
PRE-TRIAL MOTION

Presently, before this Court is Defendant's Omnibus Pre-Trial Motion seeking to suppress evidence obtained following a motor vehicle stop and Defendant's subsequent arrest on suspicion of DUI. Specifically Defendant challenges the Pennsylvania State Police Trooper's probable cause to stop the motor vehicle, as well as his probable cause to arrest the Defendant on suspicion of DUI. For the following reasons Defendant's Motion is denied.

FINDINGS OF FACT

1. Trooper Justin Horan is a Pennsylvania State Police Trooper having three years of experience on the job. He received field sobriety test training while at the Pennsylvania State Police Academy. Subsequent to completion of the State Police Academy, Trooper Horan received his ARIDE Certification. Trooper Horan's training included the detection of clues and signs of both alcohol and drug intoxication.

2. On March 26, 2018 Trooper Horan was on duty working the 10:00 p.m. to 6:00 a.m. shift. At approximately 1:00 a.m. Trooper Horan was on roving patrol in New Oxford Borough, Adams County, Pennsylvania.
3. At approximately 1:00 a.m. Trooper Horan conducted a motor vehicle stop of a white Mitsubishi Lancer that was traveling south on Hanover Street in New Oxford Borough heading out of the Borough.
4. While following the white Mitsubishi Lancer Trooper Horan observed the operator throw a lit cigarette out of the window. The lit cigarette landed on Hanover Street. This occurred several blocks from the center square of New Oxford.
5. Trooper Horan testified that he conducted his motor vehicle stop based upon the cigarette being thrown out of the moving vehicle.
6. Upon effectuating the motor vehicle stop Trooper Horan identified Defendant as the driver of the motor vehicle.
7. Upon interacting with Defendant Trooper Horan observed a strong odor of alcohol coming from the Defendant's breath. Defendant admitted that he was coming from Earle's Tavern at which location he had "two drinks."
8. Trooper Horan testified that Defendant's eyes were glassy and bloodshot and that Defendant exhibited slow and slurred speech. Trooper Horan also testified that Defendant was slow in retrieving his license and registration documentation.
9. Based upon Trooper Horan's observations of Defendant together with Defendant's admission to having recently consumed alcohol and the Trooper's detection of a strong odor of alcohol coming from the Defendant, Trooper Horan asked Defendant to exit the vehicle to perform field sobriety testing.
10. Trooper Horan administered four field sobriety tests beginning with the HGN test. No testimony was elicited with regard to the Defendant's performance on this test.
11. The next test administered was the walk and turn test. The Defendant was given instructions on how to complete the test and the test was demonstrated for him.

12. During Defendant's attempt to perform the test a number of clues of impairment were noticed. There was a slight issue of balance during the instructional phase. More importantly, Defendant missed heel to toe, raised his arms in order to maintain balance, took the wrong number of steps on the first nine and made an improper turn. He was noticeably unsteady and lacking balance, particularly during the time he was turning to complete the second nine steps.
13. Defendant was able to successfully complete the one leg stand test showing no clues of impairment.
14. The final test administered was the Romberg Balance test. This test is used to show indicators of drug usage. The test was demonstrated and explained for the Defendant. During his performance of the test, Defendant had slight swaying. Trooper Horan testified to significant eyelid tremors and instead of estimating 30 seconds as instructed, Defendant stopped at 57 seconds believing 30 seconds had elapsed.
15. According to the Trooper, Defendant's performance of the Romberg balance test indicated the possibility of drug usage.
16. Likewise, Defendant's performance on the walk and turn test indicated impairment due to alcohol consumption.
17. Based upon Defendant's performance on the walk and turn test and the Romberg Balance test as well as the Trooper's personal observations, and Defendant's admission to consuming alcohol, Defendant was placed under arrest on suspicion of driving under the influence.

ISSUE

1. Did Trooper Horan have probable cause to effectuate a motor vehicle stop?
2. Did Trooper Horan have probable cause to arrest Defendant on suspicion of driving under the influence of alcohol and/or controlled substances?

CONCLUSION OF LAW

1. Trooper Horan had probable cause to conduct the motor vehicle stop.
2. Considering the totality of the circumstances Trooper Horan had probable cause to arrest Defendant on suspicion of DUI.

DISCUSSION

In a suppression hearing, the Commonwealth has the burden to establish by a preponderance of the evidence the admissibility of those items the accused seeks to preclude. *Commonwealth v. Ruey*, 892 A.2d 802, 807 (Pa. 2006). Section 6308 of the Pennsylvania Motor Vehicle Code constitutionally permits an officer to stop a vehicle if the officer has reasonable suspicion that a provision of the Motor Vehicle Code has been violated. **75 Pa. C.S.A. § 6308(b); *Commonwealth vs. Sands***, 887 A.2d 261, 271-72 (Pa. Super. 2005). Reasonable suspicion exists if the police officer reasonably believes that the individual is engaging in criminal conduct. *Commonwealth v. Ulman*, 902 A.2d 514, 518 (Pa. Super. 2006).

The purpose of a stop based upon reasonable suspicion is to “allow immediate investigation through temporarily maintaining the status quo.” *Commonwealth v. Chase*, 960 A.2d 108, 114-15 (Pa. 2008). To ensure that such a stop will serve its goal, the underlying offense must be one that is capable of further investigation. *Id.* at 115-16. Thus, in practice, police officers should apply two different standards to determine whether they have the constitutional authority to stop a vehicle. *See id.* at 116.

For offenses where “a post-stop investigation is normally feasible,” such as driving under the influence of alcohol, police may use the lesser standard of reasonable suspicion. *Id.* However, where the offense is not “investigatory,” such as in the case of speeding or failing to obey a traffic signal, the purposes of a Terry stop cannot be achieved, and an officer must have probable cause to make the vehicle stop constitutional. *Id.* In the case of a non-investigatory stop, the officer must “articulate specific facts possessed by him, at the time of the questioned stop, which would provide probable cause to believe that the vehicle or the driver was in violation of some provision of the Code.” *Commonwealth v. Gleason*, 785 A.2d 983, 989 (Pa. 2001).

In this case while following Defendant’s vehicle, Trooper Horan observed a lit cigarette being discharged from the window of the vehicle landing on the public roadway. That observation gave Trooper Horan probable cause to effectuate a motor vehicle stop. Specifically, his observations were that the operator or someone in the motor vehicle had violated the law by littering. Under Section

3709 of the Pennsylvania Motor Vehicle Code it is unlawful to throw or deposit upon any highway or other property from a vehicle any waste paper...refuse or rubbish.... **75 Pa. C.S.A. § 3709(a)**. Trooper Horan's observation of a cigarette butt being discharged from the vehicle onto the highway is a personally observed violation of that provision of the Motor Vehicle Code by the Trooper giving him probable cause to stop the motor vehicle.

Turning to the second issue, it is equally clear that Trooper Horan had probable cause to arrest the Defendant on suspicion of DUI.

Under Section 3811 of Pennsylvania's Motor Vehicle Code:

a police officer is authorized to arrest an individual without a warrant if the officer has probable cause to believe that the individual has violated section 1543(b)(1.1) (relating to driving while operating privilege is suspended or revoked), 3802 (relating to driving under the influence of alcohol or controlled substance) or 3808(a)(2) (relating to illegally operating a motor vehicle not equipped with ignition interlock), regardless of whether the alleged violation was committed in the presence of the police officer.

75 Pa. C.S.A. § 3811.

Probable cause exists when the officer has knowledge of sufficient facts and circumstances to warrant a prudent person to believe that the driver has been driving under the influence. *Commonwealth v. Angel*, 946 A.2d 115, 118 (Pa. Super. 2006). Probable cause justifying a warrantless arrest is determined by the totality of the circumstances. *Id.* Finally, probable cause does not involve certainties, but rather the factual and practical considerations of everyday life on which reasonably prudent persons act. *Id.*

In this case upon interacting with the Defendant, Trooper Horan observed a strong odor of alcohol coming from the Defendant. The Defendant admitted to having consumed "two drinks" and coming from Earle's Tavern immediately prior to the motor vehicle stop. The Trooper believed the Defendant's mannerisms were slow and lethargic with slightly slurred speech. While successfully completing some field sobriety testing, the Defendant also failed on others. A review of the MVR depicts Defendant's poor performance on the walk and turn test, specifically. Furthermore, Defendant's performance on the

Romberg Balance test indicated a strong possibility of drug usage. He demonstrated significant eyelid tremors and substantially delayed time estimation skills, which are precisely the deficits the test is designed to elicit from someone who has recently used a controlled substance.

Probable Cause is a lesser burden than the burden of proof necessary to sustain a conviction. Probable cause does not require proof of certainties sufficient on their own to sustain a conviction. The totality of the circumstances observed by Trooper Horan on the evening in question combined to give him probable cause to believe that the Defendant was operating his motor vehicle under the influence of alcohol and/or controlled substances. He therefore had probable cause to make an arrest on suspicion of violating those provisions of the motor vehicle code.

Accordingly, for all of these reasons, Defendant's Omnibus Pre-Trial Motion will be denied.

ORDER

AND NOW, this 25th day of September, 2018, for all the reasons set forth in the attached Opinion, Defendant's Omnibus Pre-Trial Motion is denied.

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 on Friday, the 16th day of November 2018, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 18-SU-367**JPMorgan Chase Bank, National Association**

vs.
August M. Ayre, Jr., Linda A. Ayre
Address: 308 Maple Drive, Hanover, PA 17331
Parcel: 08021-0246---000
Conewago Township
Improvements Thereon: Residential Dwelling
Judgment Amount: \$229,160.09
Attorneys for Plaintiff:
Shapiro and Denardo

No. 18-SU-453**Suntrust Mortgage, Inc.**

vs.
Joshua J. Barrett, Jessica L. Barrett
Address: 315 Coon Road, Gardners, PA 17324-9639
Tax Parcel: 40F03-0004A---000
Tyrone Township, Adams County, Pennsylvania
Improvements: Residential Dwelling
Judgment Amount: \$181,185.52
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-153**Wells Fargo Bank, N.A.**

vs.
Regis J. Beaken, Sr., Cindy L. Beaken
Address: 528 Lexington Way, Littlestown, PA 17340
Borough of Littlestown
Parcel Number: 27013-0033-000
Improvements: Residential Dwelling
Judgment Amount: \$207,740.84
Attorneys for Plaintiff:
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

No. 18-SU-503**Freedom Mortgage Corporation**

vs.
Daniel R. Boyer, Kathleen Teresa Boyer
Address: 96 Pine Grove Furnace Road, Aspers, PA 17304-9656
Parcel Number: 29E04-0061A
Menallen Township, Adams County, Pennsylvania
Improvements: Residential Dwelling
Judgment Amount: \$193,513.12
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-438**First Guaranty Mortgage Corporation vs.****Michelle Nicole Boyle, Scott Michael Boyle**

Address: 35 Shirley Lane, Littlestown, PA 17340
Parcel Number: 15117-0142---000
Germany Township, Adams County, Pennsylvania
Improvements Thereon: Residential
Judgment Amount: \$195,502.54
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-122**Metlife Insurance Company USA vs.****America A. Calderon, Eduardo A. Calderon**

Address: 158 A Main Street, Arendtsville, PA 17303
Borough of Arendtsville
Parcel: 02006-00040-00000
Improvements Thereon: Residential Dwelling
Judgment Amount: \$138,290.73
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 18-SU-174**Citibank, N.A.**

vs.
Garrett W. Carter, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming Right, Title or Interest from or under Garrett W. Carter, Deceased
Address: 2781 Cold Springs Road, Ortanna, PA 17353
Parcel Number: 18B13-0026A-000
Hamiltonban Township, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$102,530.55
Attorneys for Plaintiff:
Powers, Kirm & Associates, LLC

No. 18-SU-727**Bank Of America, N.A.**

vs.
Joseph Allen Connelly, Sr., Connie Louise James Connelly
Address: 99 Toms Creek Trail, Fairfield, PA 17320
Parcel Number: 430460023 000
Valley Borough, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$139,204.83
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-674**JPMorgan Chase Bank, N.A., S/B/M Chase Home Finance, LLC**

vs.
Glen J. Davis, Donna L. Davis
Address: 131 East King St., Littlestown, PA 17340
Parcel : 27008-0281
Littlestown Borough, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$120,137.64
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-426**Pennymac Loan Services, LLC vs.**

Ralph H. Dosey
Address: 17 McGinley Drive, Fairfield, PA 17320
Parcel: 11007-0012---000
Situate in the Carroll Valley Borough, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$149,005.16
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-482**Ditech Financial, LLC**

vs.
Ashley N. Eckard, Brent Jaymes Neiman
Address: 349 Greensprings Road, Hanover, PA 17331
Berwick Township
Parcel: 04L12-0066---000
Improvements: Residential
Judgment Amount: \$167,828.45
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
10/19, 10/26 & 11/2

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 on Friday, the 16th day of November 2018, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 18-SU-96**JPMorgan Chase Bank, N.A.**

vs.

Joshua Lee Eyler, Michele M. Eyler, Ralph L. Eyler, Deborah K. Eyler

Address: 1 C Pin Oak Drive, Gettysburg, PA 17325
Parcel: 06006-0006C---000
Bonneauville Borough, Adams County, PA
Improvements: Residential Dwelling
Judgment Amount: \$156,964.23
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-609**JPMorgan Chase Bank, National Association**

vs.

Michael J. Ferguson, Melissa Jayne Ferguson

Address: 20 North High Street, Biglerville, PA 17307
Parcel: 05003-0088-000
Biglerville Borough
Improvements: A Residential Dwelling
Judgment Amount: \$255,428.49

No. 18-SU-380**Orrstown Bank**

vs.

Robert L. Guberman, Terry A. Guberman

Address: 2819 York Road, Gettysburg, PA 17325
Parcel: 38H11-0056---000
Straban Township, Adams County, PA
Judgment Amount: \$490,951.62
Improvements: Residential
Attorneys for Plaintiff:
JSDC

No. 18-SU-373**Wells Fargo Bank, N.A.**

vs.

Jerry Edward Haley, Jr.

Address: 220 Pine Grove Road, Hanover, PA 17331
Parcel: 41K17-0032---000
Union Township, Adams County, Pennsylvania
Improvements: Residential Dwelling
Judgment Amount: \$372,447.67
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 16-NO-121**New Oxford Municipal Authority vs.**

Larry John Henschke, Wilma L. Henschke

Address: 125 Curtis Drive, New Oxford, PA 17350
Parcel: 35013-0144---000
Oxford Township, New Oxford, Adams County, Pennsylvania
Improvements: Residential
Judgment Amount: \$1,847.46
Attorneys for Plaintiff:
Stock and Leader

No. 16-SU-1050**Wells Fargo Bank, N.A.**

vs.

Jamie L. Lamb

Address: 20 Sunshine Trail, Fairfield, PA 17320
Borough of Carroll Valley
Parcel Number: 43002-0068
Improvements: Residential Dwelling
Judgment Amount: \$185,392.37
Attorneys for Plaintiff:
Manley Deas Kochalski, LLC
614-220-5611

No. 16-SU-1317**Pacific Union Financial, LLC**

vs.

Charles Leduc

Address: 515 Lakeview Circle, Littlestown, PA 17340
Parcel: 27012-0025-000
Borough of Littlestown
Improvements: Residential Dwelling
Judgment Amount: \$150,310.66
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 18-SU-281**Amerihome Mortgage Company, LLC**

vs.

Michael A. McNew, Beth A. McNnew

Address: 201 Plantation Road, Biglerville, PA 17307
Parcel Number: 29C06-0036M-000
Township of Menallen, Adams County, Pennsylvania
Improvements Are Residential Dwelling
Seized and taken in execution as the of Michael A. McNew and Beth A. McNew
Attorneys for Plaintiff:
McCabe Weisberg & Conway LLC
123 South Broad Street
Sutie 1400
Philadelphia, PA 19109

No. 18-SU-211**Wells Fargo Bank, N.A.**

vs.

Kathy L. Misner

Address: 9 Walnut Lane, New Oxford, PA 17350
Township of Oxford
Parcel: 35009-0040---000
Improvements Residential Dwelling
Judgment Amount: \$48,346.02

Attorneys for Plaintiff:

Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

No. 18-SU-442**Freedom Mortgage Corporation**

vs.

Robert William Reid

Address: 10 Pheasant Trail, Fairfield, PA 17320
Parcel: 43002-0031---000
Carroll Valley Borough, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$183,802.87
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1082**U.S. Bank National Association, As Trustee For The C-Bass Mortgage Loa**

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

Address: 202 Plunkert Road, Littlestown, PA 17340
Parcel: 30116-0007C---000
Littlestown Borough, Adams County, Pennsylvania
Improvements Thereon: Residential Dwelling
Judgment Amount: \$289,336.15
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, 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

www.adamscounty.us

10/19, 10/26 & 11/2

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 RALPH L. BOWLING, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrices: Pamela J. Wildasin; Cathy J. Hess a/k/a Cathy J. Jordan, Lori A. Muntz, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

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

ESTATE OF JOHN W. BREM, III a/k/a JOHN WILLIAM BREM, III a/k/a JOHN W. (JACK) BREM III, DEC'D

Late of Franklin Township, Adams County, Pennsylvania.

Executor: Mark D. Bream, 90 Peach Tree Road, Orrtanna, PA 17353

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

ESTATE OF GUY E. KEHR, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Administrator: Kenneth E. Kehr, 512 Basehoar Road, Littlestown, PA 17340; Shirley A. Waybright, 200 Mason Dixon Road, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., SALZMANN HUGHES, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

ESTATE OF HARRY W. WELSHONSE a/k/a HARRY WILLIAM WELSHONSE, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Metha B. Williams, 1203 Old Rte. 30, Orrtanna, PA 17353

Attorney: Donis H. Zagurskie, Esq., Johnston & Zagurskie, PC, 117 Main Street, P.O. Box 0, Mifflin, PA 17058

SECOND PUBLICATION**ESTATE OF RUFUS STAPLES HENDON, a/k/a RUFUS STAPLES HENDON, JR., DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Julia Ann Hendon, 1034 Green Ridge Road, Orrtanna, PA 17353

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

ESTATE OF LYNN P. MYERS, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executor: James P. Myers, 239 East Chestnut Hill Road Aspers, PA 17304

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

ESTATE OF THOMAS E. NICHOLAS a/k/a THOMAS EUGENE NICHOLAS, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executrix: Natalie Rice, 477 Marion Road, York, PA 17406

Attorney: John J. Mooney, III, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF KENNETH E. SHUE, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executors: Bonnie L. Shue, 445 Beaver Street, East Berlin, PA 17316; Kevin E. Shue, 20 Hunter Circle, Abbottstown, PA 17301

Attorney: Matthew L. Guthrie, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF LOIS E. McWILLIAMS a/k/a LOIS ELIZABETH McWILLIAMS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Crystal K.M. Stiffler and Ted O. McWilliams, c/o David M. Laucks, Esq., Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esq., Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

ESTATE OF MARY C. NEIDERER, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Anne M. Herrick, 544 Railroad Lane, Orrtanna, PA 17353

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

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 on Friday, the 16th day of November 2018, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 16-SU-919

JPMorgan Chase Bank, National Association

vs.
Eric Michael Sheffer, Kristi V. Wallace

Address: 1350 Highland Avenue Road, Gettysburg, PA 17325
Parcel: 30G14-0007D
Situate in Mt. Joy Township, Adams County, Pennsylvania
Parcel: 30G14-0007D
Improvements Thereon: Residential Dwelling
Judgment Amount: \$143,877.72
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-504

M&T Bank

vs.
Amanda L. Unger, Brian Lee Unger

Address: 2940 Hanover Pike, Hanover, PA 17331
Parcel: 08-L15-0015a-000
Conewago Township
Improvements: Residential
Judgment Amount: \$63,156.92
Attorneys for Plaintiff:
KML Law Group, P.C.

No. 18-SU-683

Belco Community Credit Union

vs.
Richard Eugene Varish, Donna M. Varish

Address: 800 Bullfrog Road, Gettysburg, PA 17325
Parcel: 13E17-0085-000
Freedom Township
Judgment Amount: \$47,017.38 plus interest and fees accrued From 3/15/18
Improvements: Residential
Judgment Amount: \$47,017.38
Attorneys for Plaintiff:
Martson Law Office
Christopher E. Rice and David W. Park

No.: 2017-SU-1315

LSF8 Master Participation Trust

vs.
Jean M. Colopy and David G. Colopy
Being known and number as 31 Pine Hill Trail, Fairfield, PA 17320 in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania
BEING THE SAME PREMISES which JK Myers Contracting, by Deed dated June 16, 2018, and recorded July 6, 2018, in the Office of the Recorder of

Deeds in and for the County of Adams, in Deed Book 6396, Page 158, and as Instrument No. 201800007418, granted and conveyed unto James Peter Halkias.

Parcel No.: 43017-0112-000
Improvements: Residential Dwelling
Judgment Amount: \$302,978.07
Attorneys for Plaintiff:
Richard M. Squire & Associates, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
Phone: (215) 886-8790

No. 18-SU-675

Pennymac Loan Services, LLC

vs.
Christopher L. Winebrenner
Address: 7 Barbara Trail, Fairfield, PA 17320
Parcel: 43032-0001---000
Carroll Valley Borough, Adams County, Pennsylvania,
Improvements Thereon: Residential Dwelling
Judgment Amount: \$172,342.62
Attorneys for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-704

ACNB Bank, Formerly Known As Adams County National Bank

vs.
Harry J. Young, III, Sandra Jo Young
Address: 52 W. Hanover Street, Gettysburg, PA 17325
Parcel: 06-004-0003---000
Bonneauville Borough
Improvements Thereon: Residential Dwelling
Judgment Amount: \$13,991.05
Attorneys for Plaintiff:
Sharon E. Myers, Esquire
CGA Law Firm
135 North George Street
York, PA 17401
717-848-4900

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

10/19, 10/26 & 11/2