

Adams County Legal Journal

Vol. 52

January 14, 2011

No. 35, pp. 219-224

IN THIS ISSUE

BRAWNER VS. STEINOUR ET AL

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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, John W. Phillips, Esq., Editor and Business Manager.

Subscribers should send subscriptions directly to the business office. Postmaster: Send address changes to Adams County Legal Journal, 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313.

Business Office – 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313. Telephone: (717) 334-1553

Periodicals postage paid at Gettysburg, PA 17325.

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1248 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1248

WELLS FARGO BANK NA

vs.

JEFFREY P. AMBROSE &
KRISTI A. AMBROSE

8 SUNSHINE AVENUE
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0208---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$309,793.77

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Jeffrey P. Ambrose & Kristi A. Ambrose** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1129 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1129

BENEFICIAL CONSUMER DISCOUNT
COMPANY

vs.

JEFFREY AUER & KELLY E. AUER

318 RIDGE AVENUE
MCSHERRYSTOWN, PA 17344
MCSHERRYSTOWN BOROUGH

Parcel No.: 28-001-0078---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$165,857.86

Attorneys for Plaintiff

STERN AND EISENBERG, LLP

SEIZED and taken into execution as the property of **Jeffrey Auer & Kelly E. Auer** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1319 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1319

PHH MORTGAGE CORPORATION
vs.

JOSEPH E. BAHN

410 BRICKCRAFTERS ROAD
NEW OXFORD, PA 17350
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-J11-0020---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$199,828.35

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Joseph E. Bahn** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

BRAWNER VS. STEINOUR ET AL

1. Pennsylvania jurisprudence has consistently held that a physician performing a surgical procedure must obtain informed consent from the patient. Informed consent, however, has not been required in cases involving nonsurgical procedures.

2. Although neither the Pennsylvania legislature nor the courts have defined the meaning of “surgical or operative procedure,” the Pennsylvania Supreme Court has cited with approval the medical dictionary definition of those terms.

3. The procedure involved in the instant Motion (a lumbar puncture) does not fall within the definition of surgical or operative procedures as it involves neither an excision, or incision, nor the use of surgical instruments.

4. Appellate authority has consistently held that it is the invasive nature of the surgical or operative procedure that gives rise to the need to inform the patient of risks prior to surgery.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 08-S-1564, TROY BRAWNER AND SANDY BRAWNER VS. WILLIAM J. STEINOUR, M.D., JOHN R. KALLOZ, M.D., AND GETTYSBURG HOSPITAL.

Charles E. Wasilefski, Esq., for Plaintiffs

Shaun J. Mumford, Esq., for Defendants

George, J., July 13, 2010

OPINION

On November 3, 2006, the Plaintiff, Troy Brawner (“Brawner”), appeared at the Gettysburg Hospital Emergency Department for medical treatment. Brawner was seen in the Emergency Department by Defendant, William J. Steinour, M.D. (“Steinour”), concerning complaints of breathing, fever, headache, neck stiffness, and back pain. Based upon Brawner’s history and examination, Steinour considered pneumonia and spinal meningitis¹ as possible diagnosis. In order to assist his diagnosis, Steinour unsuccessfully attempted to perform a lumbar puncture.² After three or four unsuccessful attempts at performing the lumbar puncture, Steinour called in an anesthesiologist who successfully performed the spinal tap.

¹ Spinal meningitis is an inflammation of the membranes of the spinal cord. Mosby’s Medical Dictionary, Sixth Edition.

² A lumbar puncture, more commonly referred to as a “spinal tap,” is the introduction of a hollow needle and stylet into the subarachnoid space of the lumbar part of the spinal canal performed for diagnostic purposes. The needle is inserted through the interspace of the subarachnoid space and the stylet is withdrawn to obtain cerebrospinal fluid for bacteriological analysis. Mosby’s Medical Dictionary, Sixth Edition.

Brawner has initiated a professional negligence action in which he claims Steinour unnecessarily and negligently performed the lumbar puncture resulting in severe and permanent back injury to him. Additionally, Brawner pursues a cause of action based upon Steinour's alleged failure to obtain Brawner's informed consent for the procedure.³ Steinour currently files a Motion for Partial Judgment on the Pleadings arguing that a lumbar puncture is not the type of procedure which triggers application of the informed consent doctrine under Pennsylvania law.

In addressing Steinour's Motion, I am mindful that a motion for judgment on the pleadings will be granted only where, on the facts averred, the law says with certainty no recovery is possible. *Piehl v. City of Philadelphia*, 987 A.2d 146, 154 (Pa. 2009) citing *American Appliance v. E.W. Real Estate Mgmt., Inc.*, 769 A.2d 444, 446 (Pa. 2001). It is therefore fundamental that judgment on the pleadings should not be entered where there are unknown or disputed issues of fact. *North Star Coal Co. v. Waverly Oil Works Co.*, 288 A.2d 768 (Pa. 1972). The court must treat the motion as if it were a preliminary objection in the nature of a demurrer. *Trost v. Clover*, 338 A.2d 630 (Pa. Super. 1975). Thus, if any doubt exists, this doubt should be resolved in favor of denying the motion. *Estate of Witthoeft v. Kiskaddon*, 733 A.2d 623, 624 N.1 (Pa. 1999) (demurrer should be denied where doubt exists). In conducting inquiry into a motion for judgment on the pleadings, the court should confine its consideration to the pleadings and the relevant documents. *Integrated Project Services v. HMS Interiors, Inc.*, 931 A.2d 724 (Pa. Super. 2007). In light of this guidance, the focus of the current inquiry is whether there is any factual dispute as to whether a lumbar puncture is a procedure requiring informed consent under Pennsylvania law.

Pennsylvania jurisprudence has consistently held that a physician performing a surgical procedure must obtain informed consent from

³ There is factual dispute on the issue of whether informed consent was obtained. Steinour claims to have obtained written consent from the patient prior to commencing the procedure. Although Brawner does not deny signing the form, he claims it was presented to him after he had already been positioned for the invasive procedure at a time when he was not given the opportunity to read the form nor have it explained to him. As Steinour's Motion for Partial Judgment on the Pleadings presumes, for purposes of the Motion, the lack of consent, this factual dispute has no import on the Motion's resolution.

the patient. *Gentzler v. Atlee*, 660 A.2d 1378, 1382 (Pa. Super. 1995). Informed consent, however, has not been required in cases involving nonsurgical procedures. *Morgan v. MacPhail*, 704 A.2d 617 (Pa. 1997). The rationale underlying the requirement of informed consent for a surgical or operative procedure but not requiring the same for a nonsurgical procedure is that the performance of a surgical procedure upon a patient without his consent constitutes a technical assault or a battery because the patient is typically unconscious and unable to object. *Id.* It is the invasive nature of the surgical or operative procedure involving a surgical cut and the use of surgical instruments that gives rise to the need to inform the patient of risks prior to surgery. *Id.*

On November 26, 1996, the Pennsylvania legislature amended the Health Care Services Malpractice Act to substantially codify the common law doctrine of informed consent. 40 P.S. § 1301.811-A. This legislation was subsequently repealed and incorporated verbatim in the recently adopted Medical Care Availability and Reduction of Error Act (MCARE), 1303.504. This combination of legislation expanded the common law doctrine of informed consent to require informed consent in medical procedures which had previously been excluded including radiation, chemotherapy, and nonsurgical related blood transfusions. *Stalsitz v. Allentown Hospital*, 814 A.2d 766 (Pa. Super. 2002). Nevertheless, the legislation is narrowly interpreted by appellate authority which instructs that apart from the statutorily created exceptions,⁴ the surgical requirement remains applicable. *Stalsitz v. Allentown Hospital*, 814 A.2d 766.

Although neither the Pennsylvania legislature nor the courts have defined the meaning of “surgical or operative procedure,” the Pennsylvania Supreme Court has cited with approval the medical dictionary definition of those terms. In *Morgan*, the Court explained:

...“operate” is defined in *Taber’s Cyclopedic Medical Dictionary* 1256 (16th ed. 1989) as “[t]o perform an excision or incision, or to make a suture on the body or any of its organs to restore health.” “Surgery” is defined in *Black’s Law Dictionary* 1442 (6th ed. 1990) as “that

⁴ In their pleadings and briefs, the parties agree that the statutory exceptions are inapplicable and that the issue turns on whether a lumbar puncture is considered a “surgical or operative procedure.”

branch of medical science which treats of mechanical or operative measures for healing diseases, deformities or injuries.” “Operation” is defined as “an act or succession of acts performed upon the body of a patient, for his relief or restoration to normal conditions, by the use of surgical instruments as distinguished from therapeutic treatment by the administration of drugs or other remedial measures.” *Id.* at 1092.

Morgan, 704 A.2d at 619.

There is no dispute as to the meaning of “lumbar puncture.” Brawner cites to Taber’s Cyclopedic Medical Dictionary, 1256 (16th Ed. 1989) to define the term of art as:

...“puncture made by placing an aspiration needle into the subarachnoid space of the spinal cord. Usually done in the lumbar area at the level of the 4th intervertebral space.”

This definition is consistent with the definition contained in Black’s Medical Dictionary as cited above. Both definitions are consistent in defining the process as one which is diagnostic or therapeutic in nature. Similarly, while both authorities describe the procedure, neither references the use of surgical instruments in its performance.⁵

In *Morgan v. MacPhail*, 704 A.2d 617 (1997), the Supreme Court instructed that the doctrine of informed consent was not triggered by the performance of an intercostal nerve block.⁶ The Court determined that the procedure does not fall within the definition of surgical or operative procedures because it did not involve an excision or incision or the use of surgical instruments. *Id.* In reaching its conclusion, the Court noted the distinction between the use of needles and surgical instruments. *Id.* A.2d at 619-620 (“...the instant procedures...involve the use of needles to inject medication rather than the use of surgical instruments...”).

⁵ Mosby’s Medical Dictionary, Sixth Edition, defines instrument as “a surgical tool or device designed to perform a specific function, such as cutting, dissecting, grasping, holding, retracting, or suturing.” The definition goes on to provide examples of instruments as a “clamp, needle holder, retractor, and speculum.” On the other hand, the same resource defines aspirating needle as “a long hollow needle used to remove fluid from a cavity, vessel, or structure of the body.”

⁶ An intercostal nerve block is a procedure whereby local anesthetic is injected into the area around the ribs.

I find the reasoning of *Morgan* to be controlling instantly. The procedure involved in the instant Motion does not fall within the definition of surgical or operative procedures as it involves neither an excision, an incision, nor the use of surgical instruments. Although undoubtedly the procedure carries a much greater risk than an ordinary blood draw or the intravenous administration of medication, the acts are not qualitatively different. Unfortunately for Brawner's cause of action, Pennsylvania law has never applied the informed consent doctrine based upon risk. Rather, appellate authority has consistently held that it is the invasive nature of the surgical or operative procedure that gives rise to the need to inform the patient of risks prior to surgery. *Morgan*, 704 A.2d 617; *Stalsitz v. Allentown Hospital*, 814 A.2d 766. Moreover, appellate authority is consistent in holding that invasion of the type currently under consideration does not rise to that level. *Wu v. Spence*, 605 A.2d 395 (Pa. Super. 1992) (no informed consent needed for intravenous administration of antibiotics); *Hoffman v. Brandywine Hospital*, 661 A.2d 397 (Pa. Super. 1995) (informed consent not required for blood transfusion).⁷ Accord, *Karibjanian v. Thomas Jefferson University Hospital*, 717 F.Supp. 1081 (E.D. Pa. 1989) (informed consent doctrine not applicable to intravenous administration of prescription drugs).

Brawner cites to *Stalsitz* for the proposition that the Motion for Judgment on the Pleadings must be denied since there is no binding appellate authority stating whether a "spinal tap" is surgical or non-surgical. Although Brawner is correct that there is an absence of appellate authority considering the precise issue of whether a lumbar puncture is or is not a surgical procedure, he misapplies *Stalsitz* currently. In *Stalsitz*, the Superior Court considered whether an angioplasty⁸ is a surgical procedure triggering informed consent. The Court indicated that they were unable to determine whether the trial court acted properly in granting a demurrer since they were "unable to define the angioplasty as surgical or nonsurgical." Critical to their discussion, however, was the recognition that there was an unresolved dispute of fact as the parties offered convergent theories. *Stalsitz v. Allentown Hospital*, 814 A.2d at 778. Instantly, there is no

⁷ This common law interpretation has been statutorily overruled by the MCARE Act. 40 P.S. § 1303.504(A)(3).

⁸ The *Stalsitz* Opinion defined angioplasty as involving the insertion of a balloon to widen an artery.

dispute as the procedure involved performing a lumbar puncture. Thus, unlike *Stalsitz*, it is the application of the law to the procedure which is in dispute rather than the actual nature of the procedure. I conclude, therefore, that under the current status of Pennsylvania law, a lumbar puncture is not a surgical or inoperative procedure triggering application of the informed consent doctrine.

In their Motion for Partial Judgment on the Pleadings, the Defendants also challenge Brawner's application of the informed consent doctrine to Gettysburg Hospital under a theory of vicarious liability. This issue is moot, however, as Brawner agrees that the Hospital cannot be held to be vicariously liable based upon Steinour's alleged failure to obtain informed consent. The parties' agreement in this regard is consistent with current Pennsylvania law which recognizes that the failure to obtain informed consent sounds in the intentional tort of battery rather than negligence. Therefore, such a claim is not appropriate. *Morgan*, 704 A.2d at 620; *Vales v. Albert Einstein Medical Center*, 805 A.2d 1232 (Pa. 2002).

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 13th day of July, 2010, pursuant to agreement of the parties, Plaintiffs' claim of vicarious liability on the part of Defendant, Gettysburg Hospital, shall not be considered to include any claim related to Defendant, William J. Steinour's, M.D., alleged failure to obtain informed consent.

It is further Ordered that the Defendants' Motion for Partial Judgment on the Pleadings is granted. Count II of the Complaint is stricken.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1379 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1379

FREEDOM MORTGAGE
CORPORATION

vs.

DAVID E. BAKER & CATHY L. BAKER

160 TRINITY ACRES LANE
FAYETTEVILLE, PA 17222-8371
HAMILTONBAN TOWNSHIP

Parcel No.: 18-A12-0002---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$495,031.33

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **David E. Baker & Cathy L. Baker** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1600 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1600

US BANK NATIONAL ASSOCIATION
vs.

MATTHEW H. BECK &
MICHELLE R. BECK

117 BILLERBECK STREET
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-002-0087---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$68,347.18

Attorneys for Plaintiff

PURCELL, KRUG & HALLER

SEIZED and taken into execution as the property of **Matthew H. Beck & Michelle R. Beck** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1752 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No 09-S-1752

BAC HOME LOANS SERVICING LP
vs.

NORMA A. BAKER

486 HERITAGE DR.
GETTYSBURG, PA 17325
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-102-00188---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$449,242.58

Attorneys for Plaintiff

MARC S. WEISBERG, ESQ.

SEIZED and taken into execution as the property of **Norma A. Baker** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1536 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1536
BANK OF NEW YORK MELLON
vs.
SHAWN M. BURNS &
CINDY D. BURNS

ALL THAT CERTAIN lot of piece of ground in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania, being known as Lot No. 133 in Section R1, bounded and more fully described in Deed Book 4189 Page 26, Instrument No. 200500023515.

BEING known as
4 PEACH TREE TRAIL
FAIRFIELD, PA 17320
CARROLL VALLEY BOROUGH

Title to said premises is vested in Shawn M. Burns and Cindi D. Burns by deed from Brian D. Carson, a single man, dated October 21, 2005 and recorded November 1, 2005 in Deed Book 4189 Page 26, Instrument No. 200500023515.

Parcel No.: 43-041-0008---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$220,385.56

Attorneys for Plaintiff
MCCABE, WEISBERG & CONWAY

SEIZED and taken into execution as the property of **Shawn M. Burns & Cindi D. Burns** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-451 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-451
CITIMORTGAGE INC.
vs.
JOHN L. BECKER &
DONNA L. BECKER

67 SUSAN LANE, LOTS 57 & 58
NEW OXFORD, PA 17350
READING TOWNSHIP

Parcel No.: 36-J08-0085---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$87,926.30

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **John L. Becker & Donna L. Becker** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1492 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1492
US BANK NATIONAL ASSOCIATION
vs.
CYNTHIA D. BRINKERHOFF

35 SYCAMORE COURT
BIGLERVILLE, PA 17340
BONNEAUVILLE BOROUGH

Parcel No.: 06-010-0044---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$288,857.02

Attorneys for Plaintiff
GOLDBECK MCCAFFERTY &
MCKEEVER

SEIZED and taken into execution as the property of **Cynthia D. Brinkerhoff** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1279 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1279

PNC MORTGAGE

vs.

STEVEN A. MATTHEWS &
LYNNELL S. MATTHEWS

85 SKYLINE CT., LOT 8
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0308---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$378,320.83

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as the property of **Steven A. Matthews & Lynnell S. Matthews** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

1/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-591 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-591

SHREE GANESH FINANCE LLC &
RAJESH PATEL

vs.

JAMES H. DELANEY, JR.
OAKLAWN MEMORIAL GARDENS INC.

1915 HERR'S RIDGE ROAD
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0056---000

IMPROVEMENTS THEREON:
COMMERCIAL BUILDING

JUDGEMENT AMOUNT: \$248,714.53

Attorneys for Plaintiff

CALDWELL & KEARNS

SEIZED and taken into execution as the property of **James H. Delaney, Jr.** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1162 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1162

WELLS FARGO BANK NA
vs.

ROBERT W. CARR &
DANA JEAN CARR

367 SOUTH COLUMBUS AVENUE
LITTLESTOWN, PA 17340-1538
LITTLETOWN BOROUGH

Parcel No.: 27-011-0270---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$276,067.86

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Robert W. Carr & Dana Jean Carr** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1245 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1245

WELLS FARGO BANK NA
vs.

MICHAEL J. DOONER &
JOELLEN M. DOONER

8 UNION VIEW DRIVE a/k/a
8 UNION VIEW DRIVE, UNIT 36
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-F12-0265---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$203,622.13

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Michael J. Dooner & Joellen M. Dooner** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1524 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 07-S-1524

US BANK NATIONAL ASSOCIATION
vs.

NICHOLAS DERITA SR. AND
NICHOLAS DERITA JR.
342 GREEN SPRINGS ROAD
HANOVER, PA 17331
BERWICK TOWNSHIP

Parcel No.: 04-L12-0053---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$142,626.22

Attorneys for Plaintiff

BARBARA FEIN, ESQ.

SEIZED and taken into execution as the property of **Nicholas Derita Sr. & Nicholas Derita Jr.** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-786 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-786

CHASE HOME FINANCE LLC
vs.

TROY AND JENNIFER ELDER
125 MADISON STREET a/k/a
125 SOUTH MADISON STREET
HANOVER, PA 17331-4810
CONEWAGO TOWNSHIP

Parcel No.: 08-009-0050---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$285,403.80

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Troy L. Elder & Jennifer A. Elder** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-533 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-533

BAC HOME LOANS SERVICING LP
vs.
RANDALL ALLAN HARTZEL &
JENNIFER LYNN HARTZEL

ALL THAT unimproved lot of ground situate on the Northeast side of Pennsylvania Legislative Route 01005, Centennial Road, in Conewago Township, Adams County, Pennsylvania, more particularly bounded and more fully described in Deed Book 4634, Page 128.

BEING known as
3230 CENTENNIAL RD., LOT 3
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Title to said premises is vested in Randal Allan Hartzel and Jennifer Lynn Hartzel by deed from TCT Enterprises, LLC, dated October 31, 2006 and recorded November 7, 2006 in Deed Book 4634, Page 128.

Parcel No.: 08-K14-0001T--000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$235,988.44

ATTORNEYS FOR PLAINTIFF
MCCABE, WEISBERG & CONWAY,
P.C.

SEIZED and taken into execution as the property of **Randall Allan Hartzel & Jennifer Lynn Hartzel** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1509 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1509

WELLS FARGO BANK NA
WACHOVIA MORTGAGE
CORPORATION
vs.
JAMES D. GILBERT

16 BATTERY RIDGE DRIVE
GETTYSBURG, PA 17325
MOUNT JOY TOWNSHIP

Parcel No.: 30-F18-0055---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$369,989.53
PLUS COSTS

Attorneys for Plaintiff
MARTHA E. VON ROSENSTIEL, ESQ.

SEIZED and taken into execution as the property of **James D. Gilbert** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-271 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-271

US BANK NATIONAL ASSOCIATION
vs.
DONALD L. GRAY & LISA J. GRAY
53 CROSSLAND TRAIL
CARROLL VALLEY, PA 17320-8236
CARROLL VALLEY BOROUGH

Parcel No.: 43-002-0095---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$244,873.87

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Donald L. Gray & Lisa J. Gray** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1551 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1551
OCWEN LOAN SERVICING LLC
vs.

PATRICK W. KNIGHT & JESSICA M.
REISSINGER a/k/a JESSICA M.
RESINGER

321 OXFORD ROAD
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-001-0122---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$140,733.92

Attorneys for Plaintiff
UDREN LAW OFFICES, PC

SEIZED and taken into execution as the property of **Patrick W. Knight & Jessica M. Reissinger a/k/a Jessica M. Resinger** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1571 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1571
BANK OF NEW YORK MELLON
vs.

DORIS M. KRICHTEN
50 DANIEL LANE f/k/a
450 MT. MISERY ROAD
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-K12-0081C---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$118,722.16

Attorneys for Plaintiff
SHAPIRO & DENARDO, LLC

SEIZED and taken into execution as the property of **Doris M. Krichten** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1431 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1431
WELLSFARGO BANK NA
vs.

MARK A. KNIGHT &
MARIO F. CISNEROS
1366 EVERGREEN WAY #1B
ORRTANNA, PA 17353
FRANKLIN TOWNSHIP

Parcel No.: 12-C10-0057---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$336,499.16

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Mark A. Knight & Mario F. Cisneros** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 06-S-441 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 06-S-441

ASTORIA FEDERAL SAVINGS &
LOAN ASSOCIATION

vs.

KARON E. LARUE a/k/a KAREN E.
LARUE a/k/a KAREN E.
BAUMGARDNER

703 CHAMBERSBURG ROAD
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-F12-0164--000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$59,096.13

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Karon E. Larue a/k/a Karen E. Larue a/k/a Karon E. Baumgardner** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1477 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1477

EVERHOME MORTGAGE COMPANY
vs.

JUANITA K. LARMER
120 WATER STREET, LOT 2A
FAIRFIELD, PA 17320
HAMILTONBAN TOWNSHIP

Parcel No.: 18-C15-0088---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$139,717.89

Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY,
P.C.

SEIZED and taken into execution as the property of **Juanita K. Larmer** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1195 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1195

INTEGRITY BANK
vs.

BILLY C. LEONARD
825 BLACK HORSE TAVERN ROAD
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0048---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$150,496.10

Attorneys for Plaintiff

REAGER & ADLER, P.C.

SEIZED and taken into execution as the property of **Billy C. Leonard** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1143 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1143
CITIMORTGAGE INC.

vs.

JOHN D. MARTONE II &
DARLENE M. MARTONE
232 CHAMBERSBURG STREET
GETTYSBURG, PA 17325
GETTYSBURG BOROUGH

Parcel No.: 16-007-0260A--000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$113,935.98

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as the property of **John D. Martone II & Darlene M. Martone** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

1/7, 14 & 21

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
NO. 10-S-451

CITIMORTGAGE, INC. TO
CITIFINANCIAL MORTGAGE
COMPANY, INC. F/K/A ASSOCIATES
HOME EQUITY CONSUMER
DISCOUNT COMPANY, INC.

vs.

DONNA L. BECKER & JOHN L.
BECKER, DECEASED

NOTICE TO: DONNA L. BECKER
NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Being Premises: 67 SUSAN LANE,
NEW OXFORD, PA 17350

Being in Reading Township,
County of ADAMS, Commonwealth of
Pennsylvania

Tax Parcel: 36J08-0085---000

Improvements consist of residential
property.

Sold as the property of DONNA L.
BECKER & JOHN L. BECKER,
DECEASED

Your house (real estate) at 67 SUSAN LANE, NEW OXFORD, PA 17350 is scheduled to be sold at the Sheriff's Sale on FEBRUARY 25, 2011 at 10:00 A.M., at the ADAMS County Courthouse to enforce the Court Judgment of \$87,926.30 obtained by, CITIMORTGAGE, INC. TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP
Attorney for Plaintiff

1/14

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 1, 2010, for the purposes of obtaining a Certificate of Incorporation of a Pennsylvania nonprofit corporation to be organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is MOUNT OLIVET CHURCH OF THE UNITED BRETHREN IN CHRIST. The purpose of the corporation is to engage in the Christian ministry of a church and all other related activities and services, as permitted by law.

Puhl, Eastman & Thrasher
Attorneys

1/14

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on December 2, 2010 for the purpose of incorporating a nonprofit corporation and the corporation has been organized under the Nonprofit Corporation Law of Pennsylvania (15 Pa. Cons. Stat. §§ 5301 et seq.).

The name of the corporation is: CIVIL AID PROJECT OF PENNSYLVANIA

Brief summary of the purpose of the corporation: Charitable; to provide legal assistance to low income residents of Pennsylvania.

1/14

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 THEOLAD CLIMONS, JR., DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Administratrix: Cassandra L. Climons, 295 Poplar Springs Road, Orrtanna, PA 17353

Attorney: Teeter, Teeter & Teeter, 108 W. Middle St., Gettysburg, PA 17325

ESTATE OF G. ROBERT DEATRICK a/k/a GEORGE ROBERT DEATRICK, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executor: Adams County National Bank, P.O. Box 4566, Gettysburg, PA 17325

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

ESTATE OF CHARLOTTE M. DEGROFT, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Donald L. DeGroft, 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

ESTATE OF MIRIAM C. DOLL, DEC'D

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

Executor: Rose Marie Linebaugh, c/o Michael Cherewka, Esq., 624 North Front St., Wormleysburg, PA 17043

Attorney: Michael Cherewka, Esq., 624 North Front St., Wormleysburg, PA 17043

ESTATE OF ELLEN M. GREEN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administrator: Sandy Butala, 238 Highland Ave., Gettysburg, PA 17325

Attorney: Teeter, Teeter & Teeter, 108 W. Middle St., Gettysburg, PA 17325

ESTATE OF FRANCES JANE HOWARD, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: H. Gene Fultz, 4340 Paradise Road, Dover, PA 17315

Attorney: Marc Roberts, Esq., Law Office of Marc Roberts, 149 East Market St., York, PA 17401

ESTATE OF BERNARD H. KLUNK, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: William H. Klunk, Janet L. Myers, Thomas E. Klunk and Elaine M. Thomas, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

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

ESTATE OF MARGARET R. MINTER a/k/a MARGARET KRICK MINTER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Michael H. Krick, 1479 Siegfriedale Road, Kutztown, PA 19530

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOAN M. RISER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Brian Riser, 1306 Irishstown Road, New Oxford, PA 17350

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

SECOND PUBLICATION**ESTATE OF JOHN A. BAKER, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executrix: Karen L. DeGroft, 39 Sandy Court, Hanover, PA 17331

Attorney: Stonesifer and Kelley, 209 Broadway, Hanover, PA 17331

ESTATE OF ROBERT HENRY CONNOLLY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Owen Connolly, 903 Osceola Avenue, Saint Paul, MN 55105

ESTATE OF LOVINA E. HOFF, DEC'D

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

Co-Executors: Ronald Hoff, 955 Old Harrisburg Road, Gettysburg, PA 17325; Beth Watts, 894 Range End Road, Dillsburg, PA 17019; Wayne Hoff, 329 East York Street, Biglerville, PA 17307

Attorney: Ronald J. Hagarman, Esq., 110 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOHN B. KERR, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Executor: Elisabeth Ann Kerr a/k/a Elisabeth Anne Lory, 376 Bonners Hill Road, York Springs, PA 17372

Attorney: Wendy Weikal-Beauchat, Esq., 63 West High Street, Gettysburg, PA 17325

ESTATE OF ANITA D. KIESS, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Executrix: Michele D. Reeher, 29 Tillietown Road, P.O. Box 22, McKnightstown, PA 17343

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

ESTATE OF HELEN LOUISE KRALL, DEC'D

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

Executrix: Vernice Krall, 119 Water Street, East Berlin, PA 17316

Attorney: Clayton R. Wilcox, Esq., P.O. Box 176, Littlestown, PA 17340

ESTATE OF ANDREW SELWYN, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Co-Administrators: Stephen Selwyn, 43159 Scenic Creek Way, Leesburg, VA 20176; Alan Selwyn, 20006 Fire Tower Lane, Ijamsville, MD 21754

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

THIRD PUBLICATION**ESTATE OF MARION F. FALVEY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Loretta F. Cleveland, 36 E. Lincoln Avenue, Gettysburg, PA 17325

Attorney: Lawrence M. Frangiosa, Esq., 1220 Valley Forge Road, Suite #3, Phoenixville, PA 19460

THIRD PUBLICATION (CONTINUED)

ESTATE OF ROYCE AULDEN
EMERSON, DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Eugene Edward Emerson, 1516
Carlisle Pike, Hanover, PA 17331

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1046 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1046

SUSQUEHANNA BANK
vs.

KIM HUI MARTIN ESTATE a/k/a KIM H.
MCKINNEY & LUTHER H. MARTIN

1485 NEW CHESTER RD., LOT 9
NEW OXFORD, PA 17350
STRABAN TOWNSHIP

Parcel No.: 38-109-0033---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$53,690.88

Attorneys for Plaintiff
CGA LAW FIRM, P.C.

SEIZED and taken into execution as the property of **Kim Hui Martin Est a/k/a Kim H. McKinney & Luther H. Martin** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

1/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1453 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1453

NATIONSTAR MORTGAGE LLC
vs.

JOSEPH MILLER

120 CONEWAGO DRIVE
EAST BERLIN, PA 17316
READING TOWNSHIP

Parcel No.: 36-L08-0008---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$138,527.19

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Joseph Miller** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. 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.

1/14, 21 & 28

NOTICE

To: WILLIAM A. SMITH and ANGELA M. SMITH

You are hereby notified that Plaintiffs, James W. Boyer and Joanne Boyer, have filed a Motion for Involuntary Transfer of Ownership in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 10-S-2562, wherein Plaintiffs seek to involuntarily transfer your ownership interests in one 2005 Commodore, VIN Number CD43019AB.

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.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325
Telephone: (717) 337-9846

Marisa G. Button, Esq.
CGA LAW FIRM
135 N. George Street
York, PA 17401
(717) 848-4900
Attorneys for Plaintiff

1/14