

# Adams County Legal Journal

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## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2015 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-2015

SOVEREIGN BANK

vs.

BARTON REAL ESTATE LLC

PREMISES: 0 HICKORY ROAD;

TRACT #1

LITTLESTOWN, PA 17340

Parcel No.: 30-H15-0045

(CONTAINING 61 ACRES AND 116 PERCHES OF LAND NEAT MEASURE) AND

(TRACT 2) - 0 HICKORY ROAD, LOT 1 HANOVER PA 17331

Parcel No.: 32-H14-0034

MT. JOY TOWNSHIP (TRACT 1)

MT. PLEASANT TOWNSHIP (TRACT 2)

IMPROVEMENTS THEREON: LAND

JUDGMENT AMOUNT: \$948,253.13

Attorneys for Plaintiff

DANIEL P. MAZO ESQ., 610-526-6429

SEIZED and taken into execution as the property of **Barton Real Estate LLC** 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 June 17, 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.

4/22, 29 & 5/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2142 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-2142

WELLS FARGO BANK NA

vs.

MICHAEL B. COBLENTZ AND

JENNIFER J. ENSOR

380 MARSH CREEK ROAD

GETTYSBURG, PA 17325

CUMBERLAND TOWNSHIP

Parcel No.: 09-E17-0087D-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$254,195.53

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Michael B. Coblentz & Jennifer J. Ensor** 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 June 17, 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.

4/22, 29 & 5/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1915 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-1915

CITIMORTGAGE INC.

vs.

DONALD W. BLACK

10 PIPER DRIVE

NEW OXFORD, PA 17350-9702

OXFORD TOWNSHIP

Parcel No.: 35-013-0130

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$267,341.11

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Donald W. Black** 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 June 17, 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.

4/22, 29 & 5/6

## PRATT VS. DOMEIER ET AL

1. Defamation, of which libel and slander are methods, is the tort of detracting from a person's reputation, or injuring a person's character, fame, or reputation, by false and malicious statements.

2. In order to be actionable, the words must be untrue, unjustifiable, and injurious to the reputation of another.

3. When a prima facie case of defamation has been established, the defendant may rebut by proving the truth of the defamatory communication.

4. The "literal truth" of a publication need not be established, only that the statement is "substantially true." The test is whether the alleged libel as published would have a different effect on the mind of the reader from that which the pleaded truth would have produced.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 08-S-60, WILLIAM E. PRATT AND ROBERTA S. PRATT VS. MICHAEL DOMEIER AND CINDY DOMEIER, AND D-ZIGN SIGN & GRAPHICS

Jeffery M. Cook, Esq., for Plaintiffs

Anthony T. Lucido, Esq., for Defendants

George, J., November 23, 2010

### OPINION

William E. and Roberta S. Pratt (collectively referred to as "Pratt") are neighboring property owners to Michael and Cindy Domeier, sole proprietors of D-Zign Sign & Graphics (collectively referred to as "Domeier"). By all accounts, the relationship between the parties is less than neighborly. The hostility between the parties cumulated with Pratt initiating litigation against Domeier in January, 2008. Instantly, Domeier seeks summary judgment in their favor on a cause of action styled in defamation.<sup>1</sup>

Pratt and Domeier have lived next door to each other for approximately 17 years. They reside in a rural, upper middle class neighborhood located just outside of Littlestown, Pennsylvania. The neighborhood is generally well maintained and consists of a number of larger residential lots carved out of what would have previously been farmland. As the Pratt and Domeier lots are contiguous to each other, they both border Mathias Road to the front and a cornfield to

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<sup>1</sup> Pratt's original Complaint included a request for injunctive relief and separate causes of action sounding in trespass and slander/libel. By separate Order of Court, the request for injunctive relief has been denied. Domeier's Motion for Summary Judgment relates solely to Count III, slander/liable.

the rear. While many dream of residing in such a beautiful setting,<sup>2</sup> country living for Pratt and Domeier has been less than tranquil. The pleadings do not specifically define when hostilities between the neighbors began; however, it is clear that the animosity is long standing. As often happens in feuds between neighbors, both Pratt and Domeier place the blame for their dispute on the offensive conduct of the other. Pratt claims a history of deed restriction violations on the part of Domeier, including the prohibited building of secondary structures and the accumulation of rubbish and other garbage on their property. Pratt further claims that Domeier has permitted dogs and cats to run freely, causing damage to their property. Finally, they claim that Domeier has destroyed their plants and shrubs by permitting guests to encroach on their property while utilizing Domeier's small parking area.

Domeier counters that Pratt has utilized intimidating behavior and harassed the Domeier family with personal threats. They claim that Pratt is frequently videotaping their activities and violating their privacy by consistently photographing their every move. Domeier also claims Pratt is hypocritical in their effort to enforce deed restrictions as they themselves have committed violations of the same.

It appears that the cornerstone of the animosity between the parties involves Domeier's pets. One incident involved the family dog, which Domeier believed was intentionally injured by Pratt. Unsurprisingly, Pratt denies the same. The parties do agree, however, that Pratt, on occasion, has trapped cats on their property, removed them, and surrendered them to the custody of the SPCA for disposal. Documentation completed by Pratt at the time of surrender of the animals to the SPCA acknowledges awareness of the animals' destruction.

Tensions heightened when one of the cats captured by Pratt and surrendered for destruction to the SPCA happened to be a family pet of Domeier. In response, Domeier displayed two fairly large signs carrying the following messages: "Bill and Roberta, Jesus Even Loves Cat Killers. God Bless You" and "Be Advised. Our Neighbor is Trapping, Removing, Killing Pets." The record is unclear as to when these signs were actually displayed or whether they were displayed concurrently or separately. Circumstances establish, however,

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<sup>2</sup> The Court conducted a view of the properties.

that they were only displayed for several days before being removed by Domeier. Nevertheless, Pratt now claims they have been defamed.

The Pennsylvania Rules of Civil Procedure instruct that the court shall enter summary judgment when there is no genuine issue of any material fact as to a necessary element of the cause of action or defense that could be established by additional discovery. *Weaver v. Lancaster Newspapers, Inc.*, 926 A.2d 899 (Pa. 2007). Thus, summary judgment may only be granted in those cases where the record clearly shows that “the moving party is entitled to judgment as a matter of law.” *Rush v. Philadelphia Newspapers, Inc.*, 732 A.2d 648, 650 (Pa. Super. 1999). In considering the merits of a motion for summary judgment, a trial court views the record in a light most favorable to the non-moving party and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party. *Fine v. Checchio*, 870 A.2d 850, 857 (Pa. 2005). Although the moving party clearly has the burden of proving that no genuine issue of material fact exists, *First Wisconsin Trust Co. v. Strausser*, 653 A.2d 688, 691 (Pa. Super. 1995), the non-moving party bears a clear duty to respond to a motion for summary judgment under Rules 1035.2 and 1035.3 of the Pennsylvania Rules of Civil Procedure. *Harber Philadelphia Center City Office Ltd. v. LPCI Ltd. P’ship*, 764 A.2d 1100, 1104 (Pa. Super. 2000). A responding party may not rest upon the mere allegations or denials in the pleadings but must file a response within 30 days after service of the motion identifying one or more issues of fact arising from the evidence in the record. See Pa. R.C.P. 1035.3.

Defamation, of which libel and slander are methods, is the tort of detracting from a person’s reputation, or injuring a person’s character, fame, or reputation, by false and malicious statements. *Zartman v. Lehigh County Humane Society*, 482 A.2d 266, 268 (Pa. Super. 1984). In order to be actionable, the words must be untrue, unjustifiable, and injurious to the reputation of another. *Joseph v. Scranton Times L.P.*, 959 A.2d 322, 334 (Pa. Super. 2008) *rev’d on other grounds*, 987 A.2d 633 (Pa. 2009). The value placed on one’s reputation is recognized by our legislature’s enactment of legislation aimed at protecting a person’s right to be free of defamation. The Uniform Single Publication Act, 42 Pa. C.S.A. §§ 8341-8345, sets forth the elements of a prima facie case in a defamation action. Pursuant to that act, the burden is on the plaintiff to prove:

1. The defamatory character of a communication.
2. Its publication by the defendant.
3. Its application to the plaintiff.
4. The understanding by the recipient of its defamatory meaning.
5. The understanding by the recipient of it as intended to be applied to the plaintiff.
6. Special harm resulting to the plaintiff from its publication.
7. Abuse of a conditionally privileged occasion.

42 Pa. C.S.A. § 8343(a).

In turn, when a prima facie case of defamation has been established, the defendant may rebut by proving:

1. The truth of the defamatory communication.
2. The privileged character of the occasion on which it was published.
3. The character of the subject matter of defamatory comment as of public concern.

*Id.* at § 8343(b).<sup>3</sup>

The language of the respective signs of which Pratt complains implies, and perhaps expressly states, that Pratt is a cat killer. Fatal to Pratt's claim, however, is that the undisputed factual record allows one to conclude that this claim is true. It is not disputed that Pratt trapped Domeier's cat and transported it to the SPCA. It is also beyond question that Pratt surrendered custody of Domeier's cat to SPCA officials along with a document of surrender which waives any waiting period before the SPCA may dispose of the animal. While it is true that Pratt did not perform the ultimate act causing the animal's death, Pratt took all steps necessary for that death to occur.

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<sup>3</sup> Under Pennsylvania's Common Law, as codified by 42 Pa. C.S.A. § 8343, the defendant was liable for the publication of a defamatory statement unless he could prove that the statement was true. *Sprague v. Walter*, 543 A.2d 1078, 1086 N.8 (Pa. 1988). However, state law in this area has subsequently been preempted by federal law as the United States Supreme Court has held, as a federal constitutional matter, that the First Amendment requires the plaintiff to carry the burden of proving the falsity of the defamatory statement at least in areas where the speech is on a matter of public concern. See *Philadelphia Newspapers v. Hepps*, 475 U.S. 767, 777, 106 S. Ct. 1558, 1564 (1986). The issue of whether the plaintiff carries the burden of proving falsity where the speech is on a private matter rather than one of public concern has not yet been conclusively determined. While the issue is certainly worthy of intellectual discussion, its resolution is not necessary currently as, in the context of the current motion, there is no factual dispute that Pratt's cats were ultimately taken to the SPCA for destruction.

Pratt's disclaimer of responsibility for killing of the animal is no different than the artificial claim of one who seeks exoneration for the commission of an act which they directed but did not actually perform. As one commentator has said:

The "literal truth" of a publication need not be established, only that the statement is "substantially true." The proof of "truth" must go to the "gist" or "sting" of the defamation. The test is "whether the [alleged] libel as published would have a different effect on the mind of the reader from that which the pleaded truth would have produced.

*Dunlap v. Philadelphia Newspapers, Inc.*, 448 A.2d 6, 15 (Pa. Super. 1982) quoting Sack, *Libel, Slander, and Related Problems*, 137-138 (1980).

Importantly, Domeier has not claimed, either expressly or impliedly, that Pratt committed a criminal act or even improper conduct; they only truthfully stated that Pratt actively participated in the killing of their cat. While Pratt may be alarmed that Domeier brought light to their actions for others to see, they have not done so falsely. As such, a claim for defamation has not been established as a matter of law.<sup>4</sup>

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<sup>4</sup> Domeier also seeks summary judgment on the basis that Pratt is unable to establish damages. Compensatory damages recoverable for defamation include actual damages recoverable for the proven harm caused by the publication. *Walker v. Grand Central Sanitation, Inc.*, 634 A.2d 237, 244 (Pa. Super. 1993). Instantly, there is a paucity of any proof of actual damages suffered by Pratt. Their half-hearted attempts to claim diminution in the value of their property through comparative listings of other properties in the area, without more, is insufficient for any purpose. Nevertheless, recoverable damages also include special damages. *Sprague v. Am. Bar Ass'n.*, 276 F. Supp. 2d 365, 368 (E.D. Pa. 2003). Where damage of reputation is claimed, evidence concerning the circulation and contents of the defamatory publication may support an inference that it was read by its intended recipients and caused damage to plaintiff's reputation. *Agriss v. Roadway Exp., Inc.*, 483 A.2d 456 (Pa. Super. 1984). The plaintiff, in a defamation action, may present testimony concerning his loss of reputation. *Wilson v. Benjamin*, 481 A.2d 328, 333 (Pa. Super. 1984). Once again, the evidence is sparse on the issue of special damages. As the plaintiff has the affirmative duty to respond to a motion for summary judgment and may not rely on mere allegations in the pleadings, *Harber of Philadelphia Center City Office, Ltd. v. LPCI Ltd. P'ship*, *supra*, summary judgment on damages is also appropriate as the record is void of any indication of damages other than that claimed in the pleadings. Pratt's claim for punitive damages cannot survive this Court's finding that they have not established a viable cause of action for defamation. See *Geyer v. Steinbronn*, 506 A.2d 901 (Pa. Super. 1986); *Kirkbridge v. Lisbon Contractors, Inc.*, 555 A.2d 800 (Pa. 1989).

### ORDER

AND NOW, this 23rd day of November, 2010, the Defendants' Motion for Summary Judgment is granted as to Count III. The Adams County Prothonotary's Office is directed to enter judgment in favor of the Defendants and against the Plaintiffs on Count III.

As Count I has been resolved by separate proceeding, this matter shall proceed to trial as scheduled on Count II only. A pre-trial conference in this matter is scheduled for December 21, 2010 at 1:00 p.m. in Jury Deliberation Room No. 1 of the Adams County Courthouse.



## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1619 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-1619  
CITIMORTGAGE INC.

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSON, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER SHERYL CRUIKSHANK,  
DECEASED

718 CHESTNUT HILL ROAD  
HANOVER, PA 17331-7774  
UNION TOWNSHIP

Parcel No.: 41-K18-0013-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$150,362.31

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Unknown Heirs, Successors, Assigns, and all person, firms, or associations claiming Right, Title or Interest from or under Sheryl Cruikshank, Deceased** 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 June 17, 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.

4/22, 29 & 5/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0123 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-0123  
HSBC MORTGAGE SERVICES INC.

vs.

RAYMOND F. FARBER &  
KAREN L. KOELLE-FARBER a/k/a  
KAREN L. FARBER

40 MILL ROAD  
BIGLERVILLE, PA 17307  
BUTLER TOWNSHIP

Parcel No.: 07-E08-0047

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$148,754.41

Attorneys for Plaintiff  
STERN AND EISENBERG, LLP  
215-572-8111

SEIZED and taken into execution as the property of **Raymond F. Farber & Karen L. Koelle-Farber a/k/a Karen L. Farber** 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 June 17, 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.

4/22, 29 & 5/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2441 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-2441  
WELLS FARGO BANK NA

vs.

MICHAEL D. DAY  
212 BARLEY CIRCLE  
HANOVER, PA 17331  
CONEWAGO TOWNSHIP

Parcel No.: 08-012-0138---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$307,227.11

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Michael D. Day** 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 June 17, 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.

4/22, 29 & 5/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0065 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-0065

HSBC BANK USA NA

vs.

BRYAN KLINGENSMITH &  
PAULA KLINGENSMITH  
143 BRECKENRIDGE STREET  
GETTYSBURG, PA. 17325  
GETTYSBURG BOROUGH  
Parcel No.: 16-010-0222-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$152,141.38

Attorneys for Plaintiff  
ZUCKER, GOLDBERG & ACHERMAN,  
LLC, 908-233-8500

SEIZED and taken into execution as the property of **Bryan Klingensmith & Paula Klingensmith** 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 June 17, 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.

4/22, 29 & 5/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0061 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-0061

US BANK NATIONAL ASSOCIATION

vs.

ROBERT A. HARTLAUB III &  
LISA M. HARTLAUB  
130 BRICKYARD ROAD  
NEW OXFORD, PA. 17350  
OXFORD TOWNSHIP  
Parcel No.: 35-K12-004

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$127,178.49

Attorneys for Plaintiff  
GRENEN & BRISIC, PC  
412-281-7650

SEIZED and taken into execution as the property of **Robert A. Hartlaub III & Lisa M. Hartlaub** 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 June 17, 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.

4/22, 29 & 5/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2217 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-2217

WELLS FARGO BANK NA

vs.

BRIAN E. HOCK  
265 GEORGETOWN ROAD  
GARDNERS, PA 17324-9659  
HUNTINGTON TOWNSHIP  
Parcel No.: 22-G03-0010-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$82,823.74

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Brian E. Hock** 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 June 17, 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.

4/22, 29 & 5/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1081 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-1081

DEUTSCHE BANK TRUST COMPANY  
AMERICAS

vs.

KAREN L. BOSLEY &  
RAYMOND E. BOSLEY

54 BOWERS ROAD  
LITTLESTOWN, PA 17340  
MT. JOY TOWNSHIP

Parcel No.: 1H16-69B

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$190,596.54

Attorneys for Plaintiff

ALAN MINATO, ESQ.  
856-669-5400

SEIZED and taken into execution as the property of **Karen L. Bosley & Raymond E. Bosley** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-165 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-165

ACNB BANK formerly known as Adams  
County National Bank

vs.

FREDERICK M. BRADY &  
LINDA S. BRADY

338 THIRD STREET  
HANOVER, PA 17331  
CONEWAGO TOWNSHIP

Parcel No.: (08) 008-0258---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$49,904.95

Attorneys for Plaintiff

PUHL, EASTMAN & THRASHER  
717-334-2159

SEIZED and taken into execution as the property of **Frederick M. Brady & Linda S. Brady** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-907 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-907

PNC MORTGAGE

vs.

FREDERICK A. BAYER &  
KIMBERLY A. BAYER

1491 FAIRFIELD ROAD  
GETTYSBURG, PA 17325  
CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0063A

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$93,056.74

Attorneys for Plaintiff

VITTI & VITTI & ASSOCIATES, P.C.  
412-281-1725

SEIZED and taken into execution as the property of **Frederick A. Bayer & Kimberly A. Bayer** 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 June 17, 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.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0037 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-0037

WELLS FARGO BANK NA  
vs.

THOMAS J. CARTER &  
LINDA MARIE CARTER  
96 GREENBRIAR ROAD  
YORK SPRINGS, PA 17372  
HUNTINGTON TOWNSHIP

Parcel No.: 22-105-0068-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$76,867.52

Attorneys for Plaintiff  
MCCABE, WEISBERG & CONWAY,  
P.C.  
215-790-1010

SEIZED and taken into execution as the property of **Thomas J. Carter & Linda Marie Carter** 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 June 17, 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.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-08 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-08

WELLS FARGO BANK NA  
vs.

TODD D. GENTRY &  
LANA M. GENTRY  
38 ROCK OAK WAY  
BIGLERVILLE, PA 17307  
MENALLEN TOWNSHIP

Parcel No.: 29-C06-0103-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$334,053.41

Attorneys for Plaintiff  
MCCABE, WEISBERG &  
MCKAFFERTY P.C., 215-790-1010

SEIZED and taken into execution as the property of **Todd D. Gentry & Lana M. Gentry** 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 June 17, 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.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1482 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-1482

CHASE HOME FINANCE LLC  
vs.

MELISSA A. BREMER &  
LOUIS E. BREMER  
18 ASH DRIVE  
LITTLESTOWN, PA 17340  
BOROUGH OF BONNEAUVILLE

Parcel No.: 06-010-0037

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$296,528.64

Attorneys for Plaintiff  
MCCABE WEISBERG & CONWAY, P.C.  
215-790-1010

SEIZED and taken into execution as the property of **Melissa A. Bremer & Louis E. Bremer** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-T-482 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-T-482

ABBOTTSTOWN PARADISE JOINT  
SEWER AUTHORITY

vs.

ANDREW L. HOCKENSMITH &  
DANIELLE M. HOCKENSMITH

25 HIGHLAND DRIVE  
ABBOTTSTOWN, PA 17301  
HAMILTON TOWNSHIP

Parcel No.: L09-0195--000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$2,073.94

Attorneys for Plaintiff

CGA LAW FIRM  
717-848-4900

SEIZED and taken into execution as the property of **Andrew L. Hockensmith & Danielle M. Hockensmith** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0122 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-0122

WELLS FARGO BANK NA  
vs.

KIMBERLY A. GILBERT &  
JEREMY GILBERT

2496 OLD ROUTE 30  
ORRTANNA, PA 17353  
FRANKLIN TOWNSHIP

Parcel No.: 12-B140-0042

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$129,097.38

Attorneys for Plaintiff  
ASHLEIGH LEVY, ESQ.  
908-233-8500

SEIZED and taken into execution as the property of **Kimberly A. Gilbert & Jeremy 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-593 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-593

M & T BANK

vs.

ROBERT DALE HICKS a/k/a  
ROBERT D. HICKS

36 EAST HANOVER STREET  
GETTYSBURG, PA 17325  
BOROUGH OF BONNEAUVILLE

Parcel No.: (06)-005-0088

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$215,112.40

Attorneys for Plaintiff  
MCCABE, WEISBERG & CONWAY,  
P.C.

215-790-1010

SEIZED and taken into execution as the property of **Robert Dale Hicks a/k/a Robert D. Hicks** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1934 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-1934  
US BANK NA ND

vs.

LEROY W. JONES a/k/a LEROY  
WILLIAM JONES & CHERI RENE  
JONES a/k/a CHERI R. JONES  
60 CHRISTOPHER LEE DRIVE  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: (35) 013-0039---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$254,378.36

Attorneys for Plaintiff

GREGORY JAVARDIAN, ESQ.  
215-942-9690

SEIZED and taken into execution as the property of **Leroy W. Jones a/k/a Leroy William Jones & Cheri Rene Jones a/k/a Cheri R. Jones** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2520 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-2520  
WELLS FARGO BANK NA

vs.

BONNIE E KELLER &  
FRED C. KELLER  
669 BELMONT ROAD  
GETTYSBURG, PA 17325  
FRANKLIN TOWNSHIP

Parcel No.: 12E11-0024---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$241,252.86

Attorneys for Plaintiff

DANIEL SCHMIEG, ESQ.  
215-563-7000

SEIZED and taken into execution as the property of **Bonnie E. Keller & Fred C. Keller** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2191 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-2191  
WELLS FARGO BANK NA

vs.

JONATHAN D. KOONTZ &  
JUDITH M. KOONTZ  
1968 HANOVER ROAD  
GETTYSBURG, PA 17325  
MT. PLEASANT TOWNSHIP

Parcel No.: 32-H13-0019B-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$104,605.40

Attorneys for Plaintiff

PHELAN, HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Jonathan D. Koontz & Judith M. Koontz** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2228 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-2228

WELLS FARGO BANK NA  
vs.

DALTON J. MESSINGER a/k/a

DALTON MESSINGER

551 WEST KING STREET

EAST BERLIN, PA 17316-9703

BOROUGH OF EAST BERLIN

Parcel No.: 10-003-0005-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$104,025.09

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Dalton J. Messinger a/k/a Dalton Messinger** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1387 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-1387

GMAC MORTGAGE

vs.

VERA E. KUGLER a/k/a

VERA KUGLER

11 SNOW PLOW TRAIL

FAIRFIELD, PA 17310-8530

CARROLL VALLEY BOROUGH

Parcel No.: 43-007-0006---000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$267,341.11

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Vera E. Kugler a/k/a Vera Kugler** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-348 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-348

DEUTSCHE BANK NATIONAL TRUST  
COMPANY

vs.

RICHARD B. MCGINNIS, SR.

42 ROCK OAK WAY

BIGLERVILLE, PA 17307

MENALLEN TOWNSHIP

Parcel No.: C06-0104

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$418,086.43

Attorneys for Plaintiff

CHRISTOPHER DENARDO, ESQ.  
610-278-6800

SEIZED and taken into execution as the property of **Richard B. McGinnis, Sr.** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-912 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-912

PNC MORTGAGE

vs.

PHOMMA PHANHTHY & TANIS A.  
STUCKY a/k/a TANIS A. PHANHTHY  
35 RIFE ROAD, LOT 3  
EAST BERLIN, PA 17316

READING TOWNSHIP

Parcel No.: 36-17-23G

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$190,971.31

Attorneys for Plaintiff

VITTI & VITTI & ASSOCIATES, P.C.  
412-281-1725

SEIZED and taken into execution as the property of **Phomma Phanhthy & Tanis A. Stucky a/k/a Tanis A. Phanhthy** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2621 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-2621

WELLS FARGO BANK NA

vs.

MICHAEL R. NAILL & SUSAN M.  
FORD

1 HICKORY LANE  
LITTLESTOWN, PA 17340  
UNION TOWNSHIP

Parcel No.: 41-003-0154---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$352,732.48

Attorneys for Plaintiff

UDREN LAW OFFICES, PC  
856-669-5400

SEIZED and taken into execution as the property of **Michael R. Naill & Susan M. Ford** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-107 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-107

WELLS FARGO BANK NA

vs.

JOHN M. ORNDORFF

35 BUFORD AVENUE, UNIT #19  
GETTYSBURG, PA 17325  
GETTYSBURG BOROUGH

Parcel No.: 16-007-0143

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$3,365.88

Attorneys for Plaintiff

ZUCKER, GOLDBERG & ACKERMAN,  
LLC., 908-233-8500

SEIZED and taken into execution as the property of **John M. Orndorff** 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 June 17, 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.

4/29, 5/6 & 13



**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**

*(No Estate Notices Submitted)*

**SECOND PUBLICATION****ESTATE OF ANITA F. ALFORD, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: James P. Sheppard, c/o Richard F. Maffett, Jr., Esq., 2201 North Second Street, Harrisburg, PA 17110

Attorney: Richard F. Maffett, Jr., Esq., 2201 North Second Street, Harrisburg, PA 17110

**ESTATE OF ETHELEINE K. GROFT, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Robert J. Groft, 1365 Red Hill Road, Lot #8, New Oxford, PA 17350; Wayne C. Groft, 649 Deer Run Court, Spring Grove, PA 17362

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle St., Hanover, PA 17331

**ESTATE OF THOMAS PRICE HENNINGER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Roberta Carol Henninger, 1265 Highland Avenue Road, Gettysburg, PA 17325

Attorney: John J. Murphy III, Esq., Patrono & Associates, LLC, 28 West Middle Street, Gettysburg, PA 17325

**ESTATE OF BEVERLY MARTENZ, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Janice A. Martenz Fahber, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

**ESTATE OF WILLIAM R. MILLER, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Joanne I. Miller, P.O. Box 305, Orrtanna, PA 17353

Attorney: John J. Murphy III, Esq., Patrono & Associates, LLC, 28 West Middle Street, Gettysburg, PA 17325

**ESTATE OF FRANCES G. ROSENBERY a/k/a FRANCES G. ROSENBERY, DEC'D**

Late of the Borough of Abbottstown, Adams County, Pennsylvania

James Rosenberry, 1 West Water Street, Abbottstown, PA 17301

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

**ESTATE OF THOMAS R. ROTH, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Administrator: Mary Jane Duffy, 167 Heritage Dr., Gettysburg, PA 17325

**ESTATE OF GENEVIEVE M. SHELLEMAN, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Richard L. Shelleman, 237 Baer Avenue, Hanover, PA 17331

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle St., Hanover, PA 17331

**ESTATE OF MARY D. VAN ALMEN, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Barbara J. Wilson, 2274 Harney Road, Littlestown, PA 17340

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

**ESTATE OF ELIZABETH R. ZEPP, DEC'D**

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

Executor: Sally Ann Thoman Bremer, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

**THIRD PUBLICATION****ESTATE OF CATHERINE M. HARNER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Royall T. Harner, 35 Buford Avenue, No. 30, Gettysburg, PA 17325

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

**ESTATE OF ETHEL K. HOCKENSMITH, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executrices: Barbara Anne Forney, 427 Baltimore Street, Gettysburg, PA 17325; Lynn E. Hockensmith, P.O. Box 45, McKnightstown, PA 17343

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

**ESTATE OF PATRICK A. MARTINELLI, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executrix: Frances J. Martinelli, 865 Sherman Drive, Gettysburg, PA 17325

Attorney: Robert L. McQuaide, Esq., 18 Carlisle Street, Suite 204, Gettysburg, PA 17325

**ESTATE OF MARIE EIGNER SCHELLER a/k/a MARIE SCHELLER, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Margareta Eigner Lindsley, 1175 Old Harrisburg Road, Gettysburg, PA 17325

Attorney: Chester G. Schultz, Esq., 145 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF PAUL S. WEIRICK, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Suzanne W. Geiger, 110 Front Street, Dunellen, NJ 08812

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-0001 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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-0001

GMAC MORTGAGE CORPORATION  
vs.

LORIN RICHARDSON a/k/a LORIN S.  
RICHARDSON & SYLVIA R.  
RICHARDSON a/k/a SYLVIA R.  
DERRILL

540 LEXINGTON WAY  
LITTLTOWN, PA 17340  
BOROUGH OF LITTLTOWN

Parcel No.: 27-013-0031-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$223,222.03

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP  
215-563-7000

SEIZED and taken into execution as the property of **Lorin Richardson a/k/a Lorin S. Richardson & Sylvia R. Richardson a/k/a Sylvia R. Derrill** 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 June 17, 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.

4/29, 5/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0009 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 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. 11-S-0009

EVERBANK

vs.

DEAN M. SCARFF

305 JOHNATHON DRIVE  
MCSHERRYSTOWN, PA 17344  
CONEWAGO TOWNSHIP

Parcel No.: 08-101-0070-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$88,390.33

Attorneys for Plaintiff  
MCCABE, WEISBERG & CONWAY  
P.C., 215-790-1010

SEIZED and taken into execution as the property of **Dean M. Scarff** 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 June 17, 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.

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4/29, 5/6 & 13

## 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—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, May 6, 2011 at 8:30 a.m.

**BIDDINGER**—Orphan's Court Action Number OC-37-2011. The Account of Amy M. Drumm, Personal Representative of the Estate of Robert A. Biddinger, deceased, late of Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

4/22 & 29

## CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 30, 2011, by Concentrix Corporation, a foreign corporation formed under the laws of the State of New York, where its principal office is located at 3750 Monroe Avenue, Pittsford, NY 14534, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Adams County.

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