

# Adams County Legal Journal

Vol. 52

September 17, 2010

No. 18, pp. 118-120

## IN THIS ISSUE

SNEERINGER ET AL VS. MCSHERRYSTOWN ZHB ET AL

It's times like these when you and your clients need the expertise and experience provided by a trust professional.

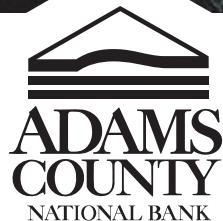
Christine Settle  
*Trust Officer*



**Trust and investment services from  
a bank with a long history of trust.**

For more information or a free  
consultation, please call 717.339.5058.

Member FDIC



## 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.

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.  
All rights reserved.

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1265 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-1265

DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

STEVEN BURROUGHS & CHASTITY FORNEY

134 APPLE GROVE LANE

LITTLETOWN, PA 17340

LITTLETOWN BOROUGH

Parcel No.: 27-004-0140-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$146,473.05

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Steven Burroughs & Chastity Forney** 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-514 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-514

US BANK NA

vs.

DOUGLAS J. BALKO & MELISSA K. BALKO

1195 FOREST DRIVE

ABBOTTSTOWN, PA 17301

HAMILTON TOWNSHIP

Parcel No.: 17-001-0048-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$160,554.00

Attorneys for Plaintiff

Powers, Kirn & Javardian

SEIZED and taken into execution as the property of **Douglas J. Balko & Melissa K. Balko** 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-634 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-634

PNC BANK NA

vs.

KENNETH L. BERWAGER, JR.

35 KELLY ROAD

NEW OXFORD, PA 17350

BERWICK TOWNSHIP

Parcel No.: 04-K11-0048C-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$115,620.45

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

SEIZED and taken into execution as the property of **Kenneth L. Berwager, 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SNEERINGER ET AL VS. MCSHERRYSTOWN ZHB ET AL

1. Since the granting of a variance is a departure from the strict requirements of a zoning ordinance, variances should be granted sparingly and only under exceptional circumstances.

2. In order to obtain a variance, a petitioner must prove that unnecessary hardship will result if the variance is not granted and that the variance will not be contrary to the public interest. Unnecessary hardship is a condition which renders a property almost valueless without the grant of a variance.

3. Although the granting of a dimensional variance is of a lesser moment than the grant of a use variance, the zoning board must, nonetheless, find some unnecessary hardship arising from the unique physical circumstances or conditions of the lot before a variance is appropriate.

In the Court of Common Pleas of Adams County, Pennsylvania,  
Civil, No. 09-S-74, JAD S. SNEERINGER, APPELLANT, VS.  
McSHERRYSTOWN BOROUGH ZONING HEARING BOARD,  
APPELLEE, VS. BOROUGH OF McSHERRYSTOWN, INTER-  
VENOR

Edward J. O'Donnell IV, Esq., for Appellant

Jeremy D. Frey, Esq., for Appellee

Thomas R. Campbell, Esq., for Intervenor

George, J., February 3, 2010

### OPINION

Jad S. Sneeringer (“Sneeringer”), owner of Jad’s Enterprises, LLC, appeals the decision of the McSherrystown Borough Zoning Hearing Board (“Board”) denying Sneeringer’s application for a variance for property located at 206-208 South Oxford Avenue, McSherrystown Borough, Adams County (“Property”). For the reasons set forth below, I affirm the decision of the Board.

Sneeringer filed an application with the Board seeking a variance from the lot width requirements of Section 215-11(B) of the Borough’s Zoning Ordinance (“Ordinance”) in order to subdivide the Property into two separate lots. Testimony at the zoning hearing reflected that the Property’s current lot width of 50 feet was the result of a variance granted during the 1980s. Some time in 1980, the Property’s previous owner was permitted a variance from the then-applicable 60 foot lot width requirement in order to subdivide the Property into two approximately 50 foot wide lots. After obtaining ownership of the Property, Sneeringer constructed a two-story duplex consisting of two residential units. Prior to construction,

Sneeringer was advised by municipal officials that the Ordinance did not permit further subdivision of the Property. Nevertheless, Sneeringer proceeded with the construction and now seeks to further subdivide the lot in order to sell each of the duplex units as individual properties. The resulting lot width for each parcel would be 25 feet. The applicable Ordinance provisions require a minimum lot width at the building setback line to be no less than 30 square feet per dwelling unit for single family semi-detached dwellings.

Pennsylvania law governing this matter is well settled. The standard of review for this Court in an appeal from a zoning board decision is whether the zoning board abused its discretion or committed an error of law. *Valley View Civic Ass'n. v. Zoning Hearing Bd. of Adjustment*, 462 A.2d 637, 639 (Pa. 1983). An abuse of discretion will only be found where the board's findings are not supported by substantial evidence. *Smalley v. Zoning Hearing Bd. of Middletown Twp.*, 834 A.2d 637, 640 (Pa. 2003). Substantial evidence has been defined to mean such relevant evidence that a reasonable mind might accept as adequate to support a conclusion. *Valley View Civic Ass'n. v. Zoning Hearing Bd. of Adjustment*, 462 A.2d 637 (Pa. 1983). In determining whether an abuse of discretion has occurred, this Court may not substitute its interpretation of the evidence for that of the board. *Hellam Twp. v. Zoning Hearing Bd.*, 941 A.2d 746, 749 (Pa. Cmwlth. 2008).

Sneeringer claims that the Board committed an abuse of discretion in denying his application for a variance.<sup>1</sup> Our Supreme Court has described a variance as:

“A departure or variance from the exact provisions of a zoning ordinance...granted where strict enforcement of the literal terms of the ordinance will result in unnecessary hardship upon a particular property over and above the hardship which may be imposed...on all properties in that community.”

---

<sup>1</sup> A zoning board may grant a variance where all of the following findings are made: (1) there are unique physical circumstances peculiar to a particular property resulting in unnecessary hardship to the property owner; (2) because of such physical circumstances, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance; (3) the unnecessary hardship has not been created by the appellant; (4) the variance, if authorized, will not alter the essential character of the neighborhood or be detrimental to the public welfare; and (5) the variance, if authorized, will represent the minimum variance which will afford relief. 53 P.S. § 10910.2.

*Brennen v. Zoning Bd. of Adjustment*, 187 A.2d 180 (Pa. 1963). Since the granting of a variance is a departure from the strict requirements of a zoning ordinance, variances should be granted sparingly and only under exceptional circumstances. *Appeal of Oswald*, 438 A.2d 1029 (Pa. Cmwlth. 1982). The reasons for granting a zoning variance must be substantial, serious, and compelling. *Laurent v. Zoning Hearing Bd. of Borough of West Chester*, 638 A.2d 437 (Pa. Cmwlth. 1994). In order to obtain a variance, a petitioner must prove that unnecessary hardship will result if the variance is not granted and that the variance will not be contrary to the public interest. Unnecessary hardship is a condition which renders a property almost valueless without the grant of a variance. *Schaefer v. Zoning Bd. of Adjustment of City of Pittsburgh*, 435 A.2d 289 (Pa. Cmwlth. 1981). Although the granting of a dimensional variance is of a lesser moment than the grant of a use variance, *Hertzberg v. Zoning Bd. of Adjustment of City of Pittsburgh*, 721 A.2d 43 (Pa. 1998), the zoning board must, nonetheless, find some unnecessary hardship arising from the unique physical circumstances or conditions of the lot before a variance is appropriate. *Society Created to Reduce Urban Blight v. Zoning Bd. of Adjustment of City of Philadelphia*, 772 A.2d 1040 (Pa. Cmwlth. 2001).

Applying the long established appellate authority in this area, I find no error in the Board's decision. Stripped of its legalese, Sneeringer's claim of hardship is reduced to nothing more than a desire to subdivide the Property for profit purposes. There is no doubt that the Property can be developed in strict conformity with the provisions of the Ordinance as Sneeringer has already done so. Although the lot width is somewhat restrictive, it has clearly not caused unnecessary hardship. The mere fact that development of the Property in compliance with the Ordinance is less financially rewarding than the desired use of an applicant is insufficient to justify a variance. *Valley View Civic Ass'n. v. Zoning Hearing Bd. of Adjustment*, 462 A.2d 637 (Pa. 1983). Accordingly, the Board cannot be found to have abused its discretion.

### ORDER

AND NOW, this 3rd day of February, 2010, the decision of the McSherrystown Borough Zoning Hearing Board is affirmed. Costs to be paid by the Appellant.

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-601 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-601

DEUSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATE HOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2004-R7, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7 vs.

JENNIFER M. DECKERT, ANNA MARIE DECKERT & WILLIAM H. MONROE

490 BELMONT ROAD  
GETTYSBURG, PA 17325  
CUMBERLAND TOWNSHIP

Parcel No.: 09-E11-0035-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$84,388.64

Attorneys for Plaintiff  
GOLDBECK MCCAFFERTY &  
MCKEEVER

SEIZED and taken into execution as the property of **Jennifer M. Deckert & Anna Marie Deckert & William H. Monroe** and to be sold by me.

James M. 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-456 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-456

NAUTIONSTAR MORTGAGE LLC  
vs.

GERALD C. CLARK, II  
106 WEST MAIN STREET  
FAIRFIELD, PA 17320  
FAIRFIELD BOROUGH

Parcel No.: 11-006-0026-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$143,259.42

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Gerald C. Clark, II** and to be sold by me.

James M. 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-420 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-420

AURORA LOAN SERVICES LLC  
vs.

LISA A. DECKER  
2370 MUMMASBURG ROAD  
GETTYSBURG, PA 17325  
FRANKLIN TOWNSHIP

Parcel No.: 12-E10-0073-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$206,667.37

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

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

James M. 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 November 12, 2010, 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.

9/17, 24 & 10/1

## INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for FOCAL CORPORATION were filed with the Department of State of the Commonwealth of Pennsylvania on September 3, 2010, under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444.

Guthrie, Nonemaker, Yingst & Hart, LLP  
Solicitor

9/17

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-667 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-667

CHASE HOME FINANCE  
vs.

WAYNE B. HEFLIN

18 FAWB AVENUE a/k/a  
18 FAWN AVENUE, LOT 7  
NEW OXFORD, PA 17350  
READING OF STRABAN

Parcel No.: 36-002-0007-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$153,189.80

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Wayne B. Heflin** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-251 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-251

GMAC MORTGAGE, LLC  
vs.

JAMES M. HELSLEY &  
CAROL HELSLEY

1620 BUCHANAN VALLEY ROAD  
ORRTANNA, PA 17353  
FRANKLIN TOWNSHIP

Parcel No.: 12-B08-0009-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$16,131.58

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **James M. Helsley & Carol Helsley** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-235 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-235

WELLSFARGO BANK NA  
vs.

GREGGORY A. HICKS &  
LISA M. HICKS

80 MUNICIPAL ROAD  
HANOVER, PA 17331  
BERWICK TOWNSHIP

Parcel No.: 04-K12-0156-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$228,329.45

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Greggory A. Hicks & Lisa M. 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 November 12, 2010, 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.

9/17, 24 & 10/1

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 22nd day of October, 2010, 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 17331  
BONNEAUVILLE BOROUGH

Parcel No.: 06-005-0088-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$215,112.40

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

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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-676 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-676

BAC HOME LOANS SERVICING LP  
vs.  
JACK A. HIMES & JUDITH G. HIMES

163 MAIN STREET  
BIGLERVILLE, PA 17307  
ARENDSVILLE BOROUGH

Parcel No.: 02-006-0046A-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,511.61

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

SEIZED and taken into execution as the property of **Jack A. Himes & Judith G. Himes** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-279 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-279

WELLSFARGO BANK, NA  
vs.  
JUDY ANN HODGE

815 BELMONT ROAD  
GETTYSBURG, PA 17325  
FRANKLIN TOWNSHIP

Parcel No.: 12-E11-0012-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$63,632.56

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Judy Ann Hodge** 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 November 12, 2010, 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.

9/17, 24 & 10/1



## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1713 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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. 08-S-1713

THE BANK OF NEW YORK TRUST  
COMPANY, NATIONAL ASSOCIATION,  
AS SUCCESSOR IN INTEREST TO  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
THE MLMI SURF TRUST SERIES  
2005-BC4

vs.

RAVINDER KAPOOR

110 LINDEN AVENUE  
HANOVER, PA 17331  
CONEWAGO TOWNSHIP

Parcel No.: 08-008-0167-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,201.33

Attorneys for Plaintiff

MARTHA E. VON RESENSTIEL, P.C.

SEIZED and taken into execution as  
the property of **Ravinder Kapoor** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1742 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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. 08-S-1742

JPMORGAN CHASE BANK NA  
vs.

MELANIE MARIE JUSTICE &  
MARK THOMAS JUSTICE

129 WEST KING STREET  
LITTLESTOWN, PA 17350  
LITTLESTOWN TOWNSHIP

Parcel No.: 27-008-0143-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$226,361.58

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

SEIZED and taken into execution as  
the property of **Melanie Marie Justice &  
Mark Thomas Justice** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2034 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-2034

SUSQUEHANNA BANK  
vs.

JWM BUILDERS, LLC, ET AL.

245 CARROLLS TRACT ROAD  
FAIRFIELD, PA 17320  
HAMILTONBAN TOWNSHIP

Parcel No.: 18-C14-0023D-000  
Acreage: 2.1109 ACRES

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$383,847.01

Attorneys for Plaintiff

ROSENBERG / MARTIN /  
GREENBERG, LLP

SEIZED and taken into execution as  
the property of **JWM Builders, LLC &  
Jessie W. Myers** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1096 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-1096

CHASE HOME FINANCE LLC  
vs.

ESTATE OF MARGOT MAY MARYN  
a/k/a MARGOT M. MARYN & MICAH  
AARON MARYN, EXECUTOR AND  
DEVISEE OF THE ESTATE OF  
MARGOT MAY MARYN a/k/a MARGOT  
M. MARYN

13 CEDARFIELD DRIVE  
GETTYSBURG, PA 17325  
BONNEAUVILLE BOROUGH

Parcel No.: 06-009-0121-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$171,347.44

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Estate of Margot May Maryn a/k/a Margot M. Maryn & Micah Aaron Maryn, Executor and Devisee of the Estate of Margot May Maryn a/k/a Margot M. Maryn** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-493 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-493

BAC HOME LOANS SERVICING L.P.  
vs.

DEBRA A. MARICK &  
ANTHONY G. MARICK  
18 EAST LOCUST LANE  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-009-0063-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$181,149.17

Attorneys for Plaintiff  
GOLDBECK McCAFFERTY &  
McKEEVER

SEIZED and taken into execution as the property of **Debra A. Marick & Anthony G. Marick** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-197 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-197

CHASE HOME FINANCE LLC  
vs.

PAULA LARA & ALFONSO LUA  
74 SPRINGFIELD DRIVE  
NEW OXFORD, PA 17350  
HAMILTON TOWNSHIP

Parcel No.: 17-K09-0066-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$338,986.55

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Paula Lara & Alfonso Lua** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-539 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-539

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH4 vs.  
CHERYELONA NARESH MIRCHANDANI & NARESH G. MIRCHANDANI

4209 YORK ROAD  
NEW OXFORD, PA 17350  
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-111-0048-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$308,124.34

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Cherylona Naresh Mirchandani & Naresh G. Mirchandani** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-653 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-653

BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS SERVICING LP  
vs.  
MELODY A. MEANS, LOIS C. EICHELBERGER & RICKY E. GINGERICH

155 HIGH STREET  
ORRTANNA, PA 17353  
FRANKLIN TOWNSHIP

Parcel No.: 12-C10-0048H-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$132,661.01

Attorneys for Plaintiff  
GOLDBECK, McCAFFERTY & McKEEVER

SEIZED and taken into execution as the property of **Melody A. Means, Lois C. Eichelberger & Ricky E. Gingerich** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-438 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-438

CHASE HOME FINANCE LLC  
vs.  
ALONDRA MENDEZ  
431 FAIRGROUND ROAD  
BIGLERVILLE, PA 17307  
MENALLEN TOWNSHIP

Parcel No.: 29-D08-0006C-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$144,066.55

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Alondra Mendez** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1566 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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. 08-S-1566

DEUTSCHE BANK NATIONAL TRUST  
COMPANY

vs.  
DAVID G. MYERS

61 SWALLOW TRAIL  
FAIRFIELD, PA 17320  
CARROLL VALLEY BOROUGH

Parcel No.: 43-035-0098-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$129,501.96

Attorneys for Plaintiff  
ZUCKER, GOLDBERG & ACKERMAN,  
LLC

SEIZED and taken into execution as  
the property of **David G. Myers** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-272 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-272

BAC HOME LOANS SERVICING, L.P.  
vs.

JAMIE L. NELSON & HEATHER J.  
NELSON

32 PEMBERTON DRIVE  
EAST BERLIN, PA 17316  
READING TOWNSHIP

Parcel No.: 36-111-0052-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$179,901.60

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **Jamie L. Nelson &  
Heather J. Nelson** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-781 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-781

WELLSFARGO BANK NA  
vs.

BRIAN M. PECHART &  
CRISTI L. PECHART

659 CURTIS DRIVE  
GETTYSBURG, PA 17325  
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-105-0131-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,977.98

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **Brian M. Pechart &  
Cristi L. Pechart** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1534 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-1534

GMAC MORTGAGE, LLC

vs.

TIMOTHY RIFE a/k/a TIMOTHY L. RIFE & KRISTINA KRUMRINE a/k/a KRISTINA D. RIFE

72 COUNTRY DRIVE

GETTYSBURG, PA 17325

MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-004-0105-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$321,377.61

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Timothy Rife a/k/a Timothy L. Rife & Kristina Krumrine a/k/a Kristina D. Rife** 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1714 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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. 08-S-1714

HSBC BANK USA NA

vs.

RICHARD A. RUNK & DEBORAH D. RUNK

205 PANTHER DRIVE

HANOVER, PA 17331

CONEWAGO TOWNSHIP

Parcel No.: 08-007-0105-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$305,482.26

Attorneys for Plaintiff

GOLDBECK, McCAFFERTY & McKEEVER

SEIZED and taken into execution as the property of **Richard A. Runk & Deborah D. Runk** 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-524 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-524

MOREQUITY, INC

vs.

HOWARD K. SEACHRIST, JR. & DENISE D. SEACHRIST

141 LYNX DRIVE

HANOVER, PA 17331

CONEWAGO TOWNSHIP

Parcel No.: 08-007-0086-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$230,013.23

Attorneys for Plaintiff

PARKER MCCAY, P.A.

SEIZED and taken into execution as the property of **Howard K. Seachrist, Jr. & Denise D. Seachrist** 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-206 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-206

BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS  
SERVICING LP  
vs.

DUSTIN L. SELLMAN &  
AMY M. SELLMAN

305 LINCOLNWAY EAST  
NEW OXFORD, PA 17350  
NEW OXFORD BOROUGH

Parcel No.: 34-005-0108-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$168,665.01

Attorneys for Plaintiff

GOLDBECK, McCAFFERTY &  
McKEEVER

SEIZED and taken into execution as  
the property of **Dustin L. Sellman &  
Amy M. Sellman** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-93 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-93

BANK OF AMERICA NA  
vs.  
KEVIN E SHIFFLETT &  
ROBYN R. SHIFFLETT

375 BASEHOAR SCHOOL ROAD  
LITTLESOWN, PA 17340  
UNION TOWNSHIP

Parcel No.: 41-J16-0054-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$245,728.16

Attorneys for Plaintiff  
GOLDBECK McCAFFERTY &  
McKEEVER

SEIZED and taken into execution as  
the property of **Kevin E. Shifflett &  
Robyn R. Shifflett** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1706 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-1706

WELLSFARGO BANK NA  
vs.  
DONALD E. SHULTZ &  
BRENDA K. SHULTZ

125 CLAPSADDLE ROAD  
GETTYSBURG, PA 17325  
MOUNT JOY TOWNSHIP

Parcel No.: 30-G14-0017C-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$223,964.10

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **Donald E. Shultz &  
Brenda K. Shultz** 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 November 12,  
2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-62 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-62

CITIMORTGAGE INC

vs.

BENJAMIN D. STRONG a/k/a  
B. DANIEL STRONG & SARAH E.  
STRONG a/k/a SARAH E. BEATTY

5 MEADOW LARK TRAIL  
FAIRFIELD, PA 17320  
CARROLL VALLEY BOROUGH

Parcel No.: 43-030-0057-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$204,280.56

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Benjamin D. Strong a/k/a B. Daniel Strong & Sarah E. Strong a/k/a Sarah E. Beatty** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-409 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-409

COMMERCE BANK HARRISBURG  
METRO BANK

vs.

MARK R. STAMBAUGH

T WING FARMS  
2170 OLD HARRISBURG ROAD  
GETTYSBURG, PA 17325  
STRABAN TOWNSHIP

Parcel No.: 38-G10-0018-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$1,499,978.52

Attorneys for Plaintiff

HENRY & BEAVER LLP

SEIZED and taken into execution as the property of **Mark Stambaugh & T Wing Farms** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-546 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-546

HSBC MORTGAGE SERVICES INC.  
vs.

LESLIE C. SZABO & GALE C. SZABO  
80 EAST SUMMIT DRIVE  
LITTLESTOWN, PA 17340  
GERMANY TOWNSHIP

Parcel No.: 15-J18-0169-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$300,964.21

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY,  
P.C.

SEIZED and taken into execution as the property of **Leslie C. Szabo & Gale C. Szabo** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-56 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-56

CITIMORTGAGE

vs.

STEVE M. TALPAS &  
STEPHANIE A. TALPAS

1226 PINE RUN ROAD  
ABBOTTSTOWN, PA 17301  
HAMILTON TOWNSHIP

Parcel No.: 17-K09-0018E-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$182,125.03

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Steve M. Talpas & Stephanie A. Talpas** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-499 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-499

WELLSFARGO BANK NA

vs.

DWIGHT J. TOPPER &  
KARA A. TOPPER

56 NORTH MILLER STREET  
FAIRFIELD, PA 17320  
FAIRFIELD BOROUGH

Parcel No.: 11-005-0065-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,875.18

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Dwight J. Topper & Kara A. Topper** 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 November 12, 2010, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-141 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-141

WELLSFARGO BANK, N.A.

vs.

THOMAS M. WACHTER

1976 OXFORD ROAD  
NEW OXFORD, PA 17350  
STRABAN TOWNSHIP

Parcel No.: 38-032-0022-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$255,405.01

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Thomas M. Wachter** 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 November 12, 2010, 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.

9/17, 24 & 10/1



## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-330 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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. 08-S-330

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-E UNDER THE POOLING AND SERVICING AGREEMENT DATED DEC 1, 2006

vs.

CHAD E. WINEMILLER &  
JENNIFER GRIGGS

3710 CARLISLE PIKE  
NEW OXFORD, PA 17350  
HAMILTON TOWNSHIP

Parcel No.: 17-K10-0019S-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,437.70

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Chad E. Winemiller & Jennifer Griggs** 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-600 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-600

WELLSFARGO BANK NA  
vs.

FRANK E. WALKER &  
PATRICIA A. WALKER

145 FEESER ROAD  
LITTELSTOWN, PA 17340  
GERMANY TOWNSHIP

Parcel No.: 15-116-0072-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$309,212.29

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY,  
P.C.

SEIZED and taken into execution as the property of **Frank Walkers a/k/a Frank E. Walker & Patricia Walker a/k/a Patricia A. Walker** 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 November 12, 2010, 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.

9/17, 24 & 10/1

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-737 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 2010, 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-737

ADAMS COUNTY NATIONAL BANK  
vs.  
MARGARET ABBOTT WARD a/k/a  
MARGARET ABBOTT WARD FOWLER

1968 GOLDENVILLE ROAD  
GETTYSBURG, PA 17325  
FRANKLIN TOWNSHIP

Parcel No.: 12-E10-0056-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$154,273.65

Attorneys for Plaintiff

PUHL, EASTMAN & THRASHER

SEIZED and taken into execution as the property of **Margaret Abbott Ward a/k/a Margaret Abbott Ward Fowler** 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 November 12, 2010, 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.

9/17, 24 & 10/1

**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 MURIEL LOWAS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Albert Frank Lowas, Jr. and Wanda Ann Zamani, c/o Sharon E. Myers, Esq., CGA Law Firm, 135 North George Street, York, PA 17401

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

**ESTATE OF VINCENT T. SHEEHY, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Marie W. Sheehy Klemann, P.O. Box 110790, Naples, FL 34108

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

**ESTATE OF MARY O. STEGNER a/k/a MARY OTTILIA STEGNER, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Executor: Paul P. Stegner, Sr., c/o James D. Hughes, Esq., Salzmann Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

Attorney: James D. Hughes, Esq., Salzmann Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

**SECOND PUBLICATION****ESTATE OF BETTY JANE BOWERS, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Executor: Hershey M. Bowers, Jr., 7275 Angle Road, Chambersburg, PA 17202

Attorney: Richard K. Hoskinson, Esq., Hoskinson & Wenger, 147 East Washington Street, Chambersburg, PA 17201

**ESTATE OF SHERYL CRUIKSHANK a/k/a SHERYL CRUIKSHANK POLLARD, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Administratrix, c.t.a.: Cheryl Lynn Winter, 2477 Fridinger Mill Road, Westminster, MD 21157-3257

Attorney: Amy E. W. Ehrhart, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

**ESTATE OF MELVIN M. SHARRER, JR., DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Richard A. Sharrer a/k/a Richard R. Sharrer, 2582 Oxford Road, New Oxford, PA 17350; Daniel A. Sharrer, 4719 York Road, New Oxford, PA 17350

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331

**ESTATE OF R. BRUCE ZOELLER a/k/a ROBERT BRUCE ZOELLER, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Executor: John J. Moran II, 109 East Market Street, York, PA 17401

Attorney: Keith A. Hassler, Esq., Attorney at Law, 9 North Beaver Street, York, PA 17401

**THIRD PUBLICATION****ESTATE OF MARY B. DEARDORFF, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

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

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

**ESTATE OF HELEN M. GROFT, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Robert J. Groft, 121 Frog Pond Hollow, Abbottstown, PA 17301

Attorney: Larry W. Wolf, P.C., 215 Broadway, Hanover, PA 17331

**ESTATE OF MABEL C. HANKEY, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Co-Executors: Dale A. Hankey, 940 Baltimore Road, York Springs, PA 17372; Helen Shultz, 152 Branch Circle, East Berlin, PA 17316

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

**ESTATE OF MARCELLA G. KESSLER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrices: Jane M. Bankert, 5030 Lehman Rd., Spring Grove, PA 17362; Marian E. Altland, 11 S. Water St., Spring Grove, PA 17362

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

**ESTATE OF CONNIE E. KNOX, DEC'D**

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Wayne A. Weaver, 1799 Cold Springs Road, Fairfield, PA 17320

**ESTATE OF BRIDGET LYNN SCOTT, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Eric E. Scott, P.O. Box 664, Fairfield, PA 17320

Attorney: Barbara Jo Entwistle, Esq., Entwistle & Roberts, 66 West Middle Street, Gettysburg, PA 17325

**ESTATE OF RUTH ZIEL WEBER a/k/a RUTH Z. WEBER, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executors: Nancy W. Undercoffer and Kenneth D. Weber, c/o Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

Attorney: Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

## NOTICE

NOTICE IS HEREBY GIVEN to the Defendant, Steven Gebhart, his personal representatives, heirs, transferees, successors and/or assigns and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on January 28, 2010, and then reinstated on August 19, 2010, KATHLEEN MCGROGGAN commenced an action against you, No. 122 of 2010, in the Office of the Prothonotary of Wyoming County, Pennsylvania, for the possession of Storytown Corner Road, Wyoming County, Pennsylvania, as more fully described in Deed Book 042 at Page 7576.

YOU ARE HEREBY NOTIFIED TO DEFEND this action within thirty (30) days of this publication hereof. In default of defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiffs, for the recovery of said premises.

If you wish to defend, you must enter a written appearance personally or by an 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 Plaintiffs. 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Legal Services of Northeastern  
Pennsylvania, Inc.  
410 Bicentennial Bldg.  
15 Public Square  
Wilkes-Barre, PA 18702  
Telephone No. (570) 825-8567  
145 East Broad Street  
Room 108  
Hazelton, PA 18201  
Telephone No. (570) 455-9512

Terrana Law, P.C.  
400 Third Avenue, Ste 117  
Kingston, PA 18704  
Telephone No. (570) 283-9500  
Attorney I.D. #55038  
Counsel for Plaintiff

IN THE COURT OF  
COMMON PLEAS  
ADAMS COUNTY

CIVIL ACTION—LAW  
NO. 10-S-1197

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK, Plaintiff

vs.

ROBERT DORN & CHERYL WERNER, Mortgagors and Real Owners, Defendants

TO: ROBERT DORN, MORTGAGOR AND REAL OWNER, DEFENDANT, whose last known address is 210 Main Street, Arendtsville, PA 17303. THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff, PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 10-S-1197, wherein Plaintiff seeks to foreclose on the mortgage secured on your property, located at 210 Main Street, Arendtsville, PA 17303, whereupon your property will be sold by the Sheriff of Adams County.

## NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint or for any other claim or 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 OR CANNOT AFFORD ONE, 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.

LEGAL SERVICES INC.  
432 S. Washington St.  
Gettysburg, PA 17325  
717-334-7623

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Michael T. McKeever, Atty. for Plaintiff  
Goldbeck, McCafferty & McKeever, P.C.  
Suite 5000  
Mellon Independence Center  
701 Market St.  
Philadelphia, PA 19106-1532  
215-627-1322

9/17

IN THE COURT OF  
COMMON PLEAS OF  
ADAMS COUNTY, PENNSYLVANIA

IN RE PETITION FOR  
CHANGE OF NAME OF  
RICHARD ALEXANDER SHERMAN  
NO. 2010-S-1435

## NOTICE

NOTICE IS HEREBY GIVEN that on August 25, 2010, the petition of Richard Alexander Sherman was filed in the above-named Court, requesting an Order to change the name of Richard Alexander Sherman to Teryn Elisabeth Birkmeyer.

The Court has fixed the day of November 5 at 8:30 a.m. in Courtroom Number 4 of the Adams County Courthouse, 117 Baltimore Street, Gettysburg, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

Peterson & Peterson  
Attorneys at Law  
515 Carlisle Street  
Hanover, PA 17331

9/17

