

Adams County Legal Journal

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IN THIS ISSUE

KARPER VS. KARPER

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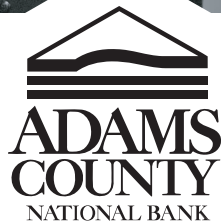
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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 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

KARPER VS. KARPER

1. The doctrine of necessary implication states: “In the absence of an express provision, the law will imply an agreement by the parties to a contract to do and perform those things that according to reason and justice they should do in order to carry out the purpose for which the contract was made and to refrain from doing anything that would destroy or injure the other party’s right to receive the fruits of the contract.”

2. The doctrine of necessary implication is a principle for the Court to use to harmonize the reasonable expectations of the parties with the intent of the contractors and the terms in their contract.

3. As a matter of law, contract law governs this Marriage Settlement Agreement (MSA), as the MSA was incorporated but not merged into the Divorce Decree.

4. The general rule that requires ambiguous contract terms be construed against the drafter applies in cases wherein the parties to a contract did not have similar bargaining power and in cases wherein a government body was a party to a contract.

5. Courts have discretion as to whether to construe ambiguous contract terms against the drafter in cases wherein the parties to the contract had similar bargaining power.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 07-S-144, ROBERT L. KARPER VS. CATHY L. KARPER.

John J. Mooney, III, Esq., for Plaintiff

Tony Miley, Esq., for Defendant

Bigham, J., February 17, 2010

STATEMENT PURSUANT TO PA.R.C.P. 1925(A)

Appellant, Cathy L. Karper, filed an appeal from an Opinion, dated December 11, 2009, which considered the Petition to Enforce Marriage Settlement Agreement, filed by Appellant. The Opinion determined that contract law governed the Marital Settlement Agreement. Based on principles of contract law, Appellant’s Petition was denied. Appellant now argues error in the following respects: (1) denying the Petition to Enforce Marriage Settlement Agreement, (2) inferring the intent of the parties regarding the termination of alimony in a situation of cohabitation, (3) imputing an intent to the parties that leads to an absurd result, (4a) defining “cohabitation,” (4b) interpreting the language of the Marriage Settlement Agreement, and (5) failing to construe the agreement against the drafter in accordance with *Gallagher v. Fidelcor, Inc.*, 441 Pa. Super. 223, 657 A.2d 31 (1995). The Opinion discusses the pertinent factual background of this case and sets forth the Court’s reasoning for its decision. Now that the Court has reviewed the Appellant’s Concise Statement of

Errors Complained of on Appeal, the Court feels it is appropriate to supplement the prior Order to more clearly address the appellate matters complained of.

The first matter complained of claims generally that it was error to decline to enforce the Marriage Settlement Agreement (MSA). We disagree for the reasons stated in the December 11, 2009 Opinion and for the reasons with which we will address the Defendant's other matters complained of.

The second, third, and both subparts of the fourth matter complained of all address issues with the Court's interpretation of the intent of the parties and the language of the MSA. These complaints are without merit because of the doctrine of necessary implication. The doctrine of necessary implication states:

“In the absence of an express provision, the law will imply an agreement by the parties to a contract to do and perform those things that according to reason and justice they should do in order to carry out the purpose for which the contract was made and to refrain from doing anything that would destroy or injure the other party's right to receive the fruits of the contract.”

Stammerro v. Stammerro, 2005 Pa. Super. 424, 889 A.2d 1251, 1259 (2005) (citing *Palmieri v. Partridge*, 853 A.2d 1076, 1079 (Pa. Super. 2004)). Courts use the doctrine of necessary implication to avoid injustice by inferring contract provisions that reflect the parties' silent intent. *Id.* The doctrine of necessary implication is a principle for the Court to use “to harmonize the reasonable expectations of the parties with the intent of the contractors and the terms in their contract.” *Stammerro* at 1259 (citing *John B. Conomos, Inc. v. Sun Co., Inc.* (R & M), 831 A.2d 696, 707 (Pa. Super. 2003), *appeal denied*, 577 Pa. 697, 845 A.2d 818 (2004)).

This Court invokes the doctrine because of language appearing in the MSA. The alimony provision appearing in the MSA seems clear-cut, in that it states “Husband agrees to pay wife \$500.00 per month as alimony for a period of twenty-four (24) months, starting one (1) month after the entry of the divorce decree. No other sums shall be due and payable as support, alimony pendente lite or alimony.” *Marriage Settlement Agreement (MSA)*, February 1, 2008, ¶ 11. However, the MSA also includes language addressing effects to the

terms, covenants, and conditions of the agreement. Paragraph thirty reads “The parties agree that the terms, covenants and conditions hereof shall not be affected by their subsequent cohabitation or resumption of marital relations unless the parties otherwise specifically agree in writing.” MSA at ¶ 30.

Had the MSA been completely silent regarding the issue of cohabitation, then the MSA would be clear. There would be no possibility that the terms, covenants, and conditions of the MSA would be affected by any cohabitation of the parties. Further, if the cohabitation provision specified that *any* cohabitation by the parties would not affect the terms, covenants, and conditions of the agreement, the language would be equally as clear and have the same result.

As addressed in the Opinion, dated December 11, 2009, as a matter of law, contract law governs this MSA, as the MSA was incorporated but not merged into the Divorce Decree. As in the *Stammero* case, within contract law, the doctrine of necessary implication allows interpretation to avoid injustice in the absence of express language. Since the parties specified what was to happen in the event of their reconciliation but remained silent regarding cohabitation with another party, ambiguity existed and this Court chose to avoid injustice by invoking said doctrine. It is reasonable to infer that although the Divorce Code does not control, its provisions may reflect the intent of the parties. The Divorce Code provides for termination of alimony upon cohabitation by the receiving party. 23 Pa.C.S.A. § 3706 (2009). It is also reasonable to infer that Appellee, Husband, at the time of signing the MSA, did not intend to pay Appellant, Wife, alimony while she cohabited with someone else. Accordingly, since the parties expressly stated that the terms of the MSA would not be affected by their reconciliation, but did not specify that the terms, covenants, and conditions of the MSA would not be affected by subsequent cohabitation with another party, a reasonable inference is that subsequent cohabitation with another party would affect the terms, covenants, and conditions of the MSA.

The fifth and final matter complained of claims the Court erred in failing to construe the agreement against the drafter in accordance with *Gallagher v. Fidelcor, Inc.*, 441 Pa. Super. 223, 657 A.2d 31 (1995). This claim is misplaced.

The general rule that requires ambiguous contract terms be construed against the drafter applies in cases wherein the parties to a contract did not have similar bargaining power and in cases wherein a government body was a party to a contract. E.g., *Craley v. State Farm Fire and Cas. Co.*, 586 Pa. 484, 895 A.2d 530 (2006); *Steele v. Statesman Ins. Co.*, 530 Pa. 190, 607 A.2d 742 (1992); *Jay Tp. Authority v. Cummins*, 773 A.2d 828 (Pa. Cmwlth. Ct. April 24, 2001); *Belser v. Rockwood Cas. Ins. Co.*, 791 A.2d 1216, 2002 Pa. Super 27 (2002); *Ratti v. Wheeling Pittsburgh Steel Corp.*, 758 A.2d 695, (Pa. Super. 2000); *Bamber v. Lumbermens Mut. Cas. Co.*, 451 Pa. Super. 548, 680 A.2d 901 (1996); *Cotterman v. Allstate Ins. Co.*, 446 Pa. Super. 202, 666 A.2d 695 (1995); *Gamble Farm Inn, Inc. v. Selective Ins. Co.*, 440 Pa. Super. 501, 656 A.2d 142 (1995); *DiFabio v. Centaur Ins. Co.*, 366 Pa. Super. 590, 531 A.2d 1141 (1987).

In contrast, courts have discretion as to whether to construe ambiguous contract terms against the drafter in cases wherein the parties to the contract had similar bargaining power. *Rekun v. Pelaez*, 2009 Pa. Super. 113, 976 A.2d 578, 581 (2009) (regarding an agreement between parties to litigation about comparative fault damages liability distribution); *Sabad v. Fessenden*, 2003 Pa. Super. 202, 825 A.2d 682 (2003) (rule applied to an antenuptial agreement regarding pension plans); *In re Estate of Blumenthal*, 2002 Pa. Super. 382, 812 A.2d 1279 (2002) (rule applied to an antenuptial agreement used to claim against decedent's last will and testament); *J.W.S. Delavau, Inc. v. Eastern America Transport & Warehousing, Inc.*, 2002 Pa. Super. 810 A.2d 672 (2002) (regarding a breach of contract between a manufacturer and a public storage warehousing company); *Glen-Gery Corp. v. Warfel Const. Co.*, 1999 Pa. Super. 175, 734 A.2d 926 (1999) (rule applied to a contract between a general contractor and a subcontractor); *Molaq, Inc. v. Climax Molybdenum Co.*, 431 Pa. Super. 569, 637 A.2d 322 (1994) (applied to a mining lease between the lessor company and the lessee company); *Williamson v. Williamson*, 402 Pa. Super. 276, 586 A.2d 967 (1991) (discretionary rule was applied to an equitable distribution scheme including assets listed in an antenuptial agreement); *Raiken v. Mellon*, 399 Pa. Super. 192, 582 A.2d 11 (1990) (rule used to interpret a prenuptial agreement).

The Appellant in the case *sub judice* cited to *Gallagher* to buttress her argument that the MSA at issue here should have been construed

against the drafter. In *Gallagher*, the appellant sought an increase in his retirement benefits based on the interpretation of the term “Annual Compensation” appearing in his employment contract. *Id.* at 225, 657 A.2d 31, 32. The Court determined that the term was clear and unambiguous, but analyzed the term as if it were ambiguous. *Id.* at 229, 657 A.2d 31, 34.

At the time the employment contract was signed by appellant, he was the Chairman of Industrial Valley Bank and was conducting merger negotiations with Fidelcor, appellee. *Id.* at 225, 657 A.2d 31, 32. The appellant made provisions for his own employment, as he had a great deal of bargaining power. *Id.* at 229, 657 A.2d 31, 34. The Court reasoned that

“[w]hile the rule that agreements are to be construed against the employer may be true in cases of general retirement plans that are presented to employees on a take-it or leave-it basis, it is not necessarily the case when the employee is in a position to negotiate for his or her benefits.”

Id. Accordingly, the Court noted that the employment contract was not take-it or leave-it, that the two parties bargained from positions of relatively equal strength, and that Fidelcor’s interpretation of “Annual Compensation” was “more consistent with the parties’ manifested intent;” therefore, the Court declined to construe the employment contract against Fidelcor. *Id.*

Similarly, the case at hand presents a situation in which the parties were similarly situated in their level of sophistication. Both parties had the opportunity to obtain legal advice. The parties negotiated their MSA. Both parties read the recitals in the MSA, agreed to them, and signed the document.

The primary concern of this Court in interpreting the parties’ MSA was to determine the parties’ intent. In the interests of reason and justice, in accord with the doctrine of necessary implication, this Court declined to automatically construe the MSA against the drafter because it is reasonable, based upon the facts of this case, to infer that at the time the MSA was entered into, Husband, Appellee, did not intend to pay alimony to Wife if she cohabited with a third party.

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

DESUCHE 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

NATIONSTAR 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

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 MARY H. HARRIS a/k/a MARY HOOVER HARRIS a/k/a MARY E. HARRIS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Linda H. Moyer, 61 W. Reliance Road, Souderton, PA 18964

Attorney: David M. Laucks, Esq., Laucks & Laucks, LLP, 105 W. Broadway, Red Lion, PA 17356

ESTATE OF BENJAMIN RALPH HOWE, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Administratrices: Amanda Howe, 500 Boyds School Road, Apt. 501, Gettysburg, PA 17325; Leslie Messinger, 150 Gun Club Road, New Oxford, PA 17350

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

ESTATE OF DEBRA SUE HOWE, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Administratrix: Wendy Owen, 70 Lexington Drive, Hanover, PA 17331

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

ESTATE OF DENNIE BENJAMIN MILLER, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrator: Donald B. Miller, 10 Scotch Trail, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, 20 West Main Street, Fairfield, PA 17320

ESTATE OF ROBERT WAYNE MITCHELL, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: C. Louise Richardson, 310 Mary Avenue, Westminster, MD 21157

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF JACK A. SHIFFLETT, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Co-Executors: Margaret B. Sentous, 1421 Hollidale Court, Los Altos, CA 94024; Jack O. Shifflett, 724 Gorsuch Road, Westminster, MD 21157

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

SECOND 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

THIRD 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

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY
COMMONWEALTH OF PENNSYLVANIA

CIVIL ACTION—LAW
NO. 2010-S-1072 650
Action to Quiet Title

STANLEY F. THORNTON and JEAN M.
THORNTON, husband and wife,
Plaintiffs

vs.

CHARNITA, INC. and its Successors
and/or Assigns, Defendants

TO: Charnita, Inc. and its respective suc-
cessors and/or assigns

DATE OF NOTICE: September 24, 2010

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

/s/Matthew R. Battersby, Esq.
Attorney for Plaintiffs
20 W. Main Street
P.O. Box 215
Fairfield, PA 17320
(717) 642-6260

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 Thursday, October 7, 2010 at 8:30 a.m.

SMITH—Orphan's Court Action Number OC-115-2009. The First and Final Account of Yvonne Kilmer, Administratrix of the Estate of Jason M. Smith, late of Butler Township, Adams County, Pennsylvania, deceased.

TAYLOR—Orphan's Court Action Number OC-32-2010. The First and Final Account of Shelly A. Lawyer and Patrick A. Taylor, Executors of the Estate of Stanley R. Taylor, late of Oxford Township, Adams County, Pennsylvania, deceased.

HARBACH—Orphan's Court Action Number OC-102-2010. The First and Final Account of Karen B. Arthur, Accountant in the trust created in the Will of Harrison F. Harbach, late of the Borough of Gettysburg, Adams County, Pennsylvania, deceased.

Kelly A. Lawver
Clerk of Courts

9/24 & 10/1

9/24

