

Adams County Legal Journal

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MEGERT VS. STAMBAUGH ET AL

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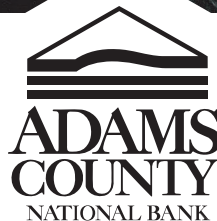
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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-352 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-352

CHASE HOME FINANCE, LLC S/B/M/T

CHASE BANK USA

vs.

ERNEST L. FINFROCK, SR. &

TANYA F. FINFROCK

334 LAFAYETTE DRIVE, LOT 190

LITTLETOWN, PA 17340

BOROUGH OF LITTLETOWN

Parcel No.: 27-011-0221-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$217,107.27

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Ernest L. Finfrock, Sr. & Tanya F. Finfrock** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-150 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-150

CHASE HOME FINANCE LLC

vs.

PATRICIA A. EYLER &

JAMES A. EYLER

447 MOUNT HOPE ROAD

FAIRFIELD, PA 17320

TOWNSHIP OF HAMILTONBAN

Parcel No.: 18-C14-0021A-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$41,762.20

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Patricia A. Eyer & James A. Eyer** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1683 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1683

GMAC MORTGAGE LLC

vs.

CHAD C. FAIR

167 CHERRY LANE

EAST BERLIN, PA 17316

TOWNSHIP OF HAMILTON

Parcel No.: 17-L09-0056-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$114,583.09

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Chad C. Fair** 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 October 1, 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.

8/6, 13 & 20

MEGERT VS. STAMBAUGH ET AL

1. To sustain preliminary objections it must appear with certainty that the law will not permit recovery; any doubt should be resolved by a refusal to sustain them.

2. Where Plaintiffs filed a Complaint alleging two counts of negligence and one count of loss of consortium against one Defendant, and three underinsured motorist (UIM) claims against each of two insurance companies, it was held that Plaintiffs mis-joined the causes of action against Defendants as they do not arise from the same transaction or occurrence, or series of transactions or occurrences.

3. There does not appear to be any controlling appellate case law specifically addressing whether claims against a tortfeasor and UIM insurer maybe joined in the same cause of action pursuant to PRCP 2229(b).

4. Where joinder of the insurance defendant and the UIM claim with the tort claim must serve a purpose related to the negligence counts between the Plaintiff and the tort Defendant, insurance evidence was not admissible under Pa. R.E. 411. Furthermore, even if the insurance evidence were relevant to the negligence claims, Pa. R.E. 403 would bar its admission.

5. A motion to sever is appropriate under Pa. R. Civ. P. 213(b) whether or not mis-joinder of causes of action is present, if the facts and law that will be relevant to each cause of action are very different, and allowing these actions to proceed together would be unfairly prejudicial to the tort Defendant.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 09-S-1416, DEADRA MEGERT AND ROBERT MEGERT, HUSBAND AND WIFE, INDIVIDUALLY AND AS PARENTS AND NATURAL GUARDIANS OF SADIE MEGRET, A MINOR, VS. CYNTHIA STAMBAUGH, ERIE INSURANCE COMPANY, AND THE HARTFORD.

Steven D. Stambaugh, Esq., for Plaintiff

Kevin D. Rauch, Esq., for Defendant Megert

John A. Statler, Esq., for Defendant Erie

The Hartford, *pro se*

Kuhn, P.J., January 15, 2010

OPINION ON DEFENDANT CYNTHIA STAMBAUGH'S PRELIMINARY OBJECTION AND MOTION TO SEVER

Presently before the Court are Defendant Cynthia Stambaugh's Preliminary Objection and Motion to Sever filed November 25, 2009. For the reasons set forth herein, the Preliminary Objection is sustained and the Motion to Sever is granted.

BACKGROUND

On September 8, 2007, at approximately 10:00 a.m., Plaintiff Deadra Megert was allegedly operating her vehicle, a 2001 Chevrolet Tracker, on York Road (U.S. Route 30) in Mount Pleasant Township,

Adams County, Pennsylvania, approximately 1.5 miles from New Oxford Borough. Plaintiff Sadie Megert (a minor) was a passenger in the vehicle. Defendant Stambaugh (“Stambaugh”) was allegedly operating a 1990 Honda Civic directly behind Plaintiffs’ vehicle. As Mrs. Megert was allegedly slowing down because of congested traffic in front of her, Stambaugh struck the rear of her vehicle.

At the time of the accident, Plaintiffs purportedly had automobile insurance from Defendant Erie Insurance Company (“Erie”). This coverage allegedly provided underinsured motorist coverage. At the time of the accident, the vehicle operated by Mrs. Megert was also purportedly insured by Defendant The Hartford (“Hartford”). This coverage purportedly provided underinsured motorist coverage.

On November 5, 2009, Plaintiffs filed a Complaint alleging two counts of Negligence (Counts I and II) and one count of Loss of Consortium (Count VII) against Stambaugh, three Underinsured Motorist (UIM) claims against Erie (Counts III, IV, and VIII) and three UIM claims against The Hartford (Counts V, VI, and IX). On November 15, 2009, Stambaugh filed a Preliminary Objection and Motion to Sever. On January 4, 2010, Plaintiff’s filed a Response.

ISSUES

1. Whether Plaintiffs misjoined the causes of action against the Defendants, as they do not arise from the same transaction or occurrence, or series of transactions or occurrences.
2. Whether the actions against the Defendants should be severed pursuant to Pa. R. Civ. P. 213(b) as the consolidation of such actions prejudices Defendant Stambaugh.

CONCLUSIONS OF LAW

1. This Court has jurisdiction.
2. Plaintiffs misjoined the causes of actions against the Defendants, as they do not arise from the same transaction or occurrence, or series of transactions or occurrences.
3. The actions against the Defendants shall be severed.

DISCUSSION

1: Preliminary Objection

In ruling on preliminary objections the court must accept as true all well-pleaded material allegations as well as inferences reasonably deduced from them. *Envirotest Partners v. Dept. of Transp.*, 664

A.2d 208 (Commw. Ct. 1995). The court need not accept as true conclusions of law, unwarranted inferences from facts, argumentative allegations, or expressions of opinion. *Id.* To sustain preliminary objections it must appear with certainty that the law will not permit recovery; any doubt should be resolved by a refusal to sustain them. *Id.* The court's review is confined to the contents of the complaint. *In Re Adoption of S.P.T.*, 783 A.2d 779, 782 (Pa. Super. 2001). The court may not consider any evidence or facts outside the four corners of the pleadings. *Id.* The relative merits of the complaint have no bearing on the disposition of the matter. *Id.*

Stambaugh argues that the causes of action against her and the two insurance companies cannot be joined pursuant to Pa. R. Civ. P. 2229(b) because the defendants are not joint tortfeasors and the actions do not arise from the same transaction or occurrence, or series of transactions or occurrences. Stambaugh asserts that the negligence cause of action against her arises from her alleged conduct relating to the accident, and the causes of action against the insurance carriers are contract actions arising from their performance under an insurance contract. Stambaugh further argues the appropriateness of dismissal is evidenced by the relevant statute of limitations. Stambaugh claims that the statute of limitations against her began to run on the date of the subject accident and the statute of limitation against the insurance company defendants commenced when they allegedly breached their contracts. Stambaugh further claims that pursuant to Pa. R. E. 411, evidence of insurance is both irrelevant and prejudicial in a trial on the negligence claims.

Plaintiffs argue that the contract and torts claims involve common issues of law and fact and arise from the same transaction and occurrence. Plaintiffs assert that the liability of all parties is connected to Stambaugh's liability for the accident and for damages she caused to the Plaintiffs. Additionally, Plaintiffs allege that consolidation of the actions is appropriate for reasons of judicial economy.

Stambaugh relies heavily on the Supreme Court's decision in *Stokes v. Loyal Order of Moose Lodge #696*, 466 A.2d 1341 (Pa. 1983), in support of her position. In *Stokes*, plaintiff filed a trespass action against defendant for injuries sustained by plaintiff when a folding chair she was sitting on at defendant's premises collapsed. *Stokes*, 466 A.2d at 1342. The defendant sought to join its insurance

carrier as an additional defendant pursuant to Pa. R. Civ. P. 2252(a) alleging the insurance carrier breached an insurance policy by refusing to either defend or indemnify defendant. *Id.*

Rule 2252(a), at the time *Stokes* was decided, provided:

In any action the defendant or any additional defendant may, as the joining party, join as an additional defendant any person whether or not a party to the action who may be liable or liable over to him on the cause of action declared upon the plaintiff or jointly or severally liable thereon with him, or who may be liable to the joining party on any cause of action which he may have against the joined party arising out of the transaction or occurrence or series of transactions or occurrences upon which the plaintiff's cause of action is based.

Id. at 1343.

The Court held:

The complaint against [defendant] was based on wife plaintiff's fall on [defendant's] premises. The complaint to join [the additional defendant] was based on [the additional defendant's] alleged obligation to insure and defend [defendant]. We find that this was a distinct transaction and that the complaints did not arise out of the same transaction or occurrence...such complaints should not be joined because they do not involve a common factual background or common factual or legal questions. The evidence that would establish [the additional defendant's] obligation to insure is distinct from the evidence that would establish [defendant's] liability. [Defendant] may bring a separate action for damages caused by wrongful denial of insurance coverage... Furthermore, a remedy may be sought through a declaratory judgment action...

Id. at 1345.

However, Plaintiffs are seeking to join these actions pursuant to Pa. R. Civ. P. 2229(b), which provides:

A plaintiff may join as defendants persons against whom the plaintiff asserts any right to relief jointly, severally, separately or in the alternative, in respect of or arising out

of the same transaction, occurrence, or series of transactions or occurrences if any common question of law or fact affecting the liabilities of all such persons will arise in the action.

Plaintiffs have cited numerous Common Pleas Court opinions from throughout the Commonwealth in support of their position that it is appropriate to try these actions together. In the interest of judicial economy, the Court will examine two cases with facts substantially similar to those present in this case.

Continued to next issue (8/27/2010)

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-744 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-744

CHASE HOME FINANCE LLC, S/B/M/T
CHASE MANHATTAN MORTGAGE CORPORATION
vs.

YANET A. ALVARADO A/K/A YANET A.
GARCIA ALVARADO & IVLSON
MORALES LUCIANO

20 PINE LANE
NEW OXFORD, PA 17350
TOWNSHIP OF OXFORD

Parcel No.: 35-008-0126-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$177,846.63

Attorneys for Plaintiff
Grenen & Birsic, P.C.

SEIZED and taken into execution as the property of **Yanet A. Alvarado a/k/a Yanet A. Garcia Alvarado & Ivilson Morales Luciano** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-827 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-827

BANK OF AMERICA NATIONAL ASSOCIATION
vs.
MENNA GANGWAL

128-130 CARLISLE STREET
GETTYSBURG, PA 17325
BOROUGH OF GETTYSBURG

Parcel No.: 16-007-0097-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$188,248.02

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Meena Gangwall** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1976 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1976

HSBC BANK USA NA
vs.
GRETCHEN M. GRAVATT
30 HOWARD DRIVE
EAST BERLIN, PA 17316
TOWNSHIP OF LATIMORE

Parcel No.: 23-101-0017-000 A/K/A 24-101-0017-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,190.22

Attorneys for Plaintiff
Shapiro & Denardo, LLC

SEIZED and taken into execution as the property of **Gretchen M. Gravatt** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 06-S-285 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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. 06-S-285

WASHINGTON MUTUAL BANK, FA

vs.

BRIAN K. KINT &

DIXIE L. KLINGENSMITH-KINT

25 BONNIEFIELD CIRCLE

GETTYSBURG, PA 17325

BOROUGH OF BONNIEFIELD

Parcel No.: 06-009-0071-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$146,787.70

Attorneys for Plaintiff

Udren Law Offices, PC

SEIZED and taken into execution as the property of **Brian K. Kint & Dixie L. Klingensmith-Kint** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-359 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-359

DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

KEN HANKINS

2512 MOUNT HOPE ROAD

FAIRFIELD, PA 17320

TOWNSHIP OF HAMILTONBAN

Parcel No.: 18-B15-0006-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$148,798.02

Attorneys for Plaintiff

Udren Law Offices, PC

SEIZED and taken into execution as the property of **Ken Hankins** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-536 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-536

GMAC MORTGAGE LLC

vs.

JAMES W. HOUSEMAN III

485 BASEHOAR SCHOOL ROAD

LITTLESTOWN, PA 17340

TOWNSHIP OF UNION

Parcel No.: 41-003-0003-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$182,642.01

Attorneys for Plaintiff

Goldbeck McCafferty & McKeever

SEIZED and taken into execution as the property of **James W. Houseman III** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

JULY 9TH SALE CONTINUED TO:

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1496 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1496

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE MORGAN STANLEY ABS CAPITAL I. INC. TRUST 2006-NC5, MORTGAGE CERTIFICATE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II IN. TRUST 2007-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR-4 vs.

ADAMS PHILLIPS

102 STUDY ROAD

LITTLESTOWN, PA 17340

Parcel No.: 30-G18-0053---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$231,838.12

Attorneys for Plaintiff

Goldbeck McCafferty & McKeever

SEIZED and taken into execution as the property of **Adam Phillips** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1989 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1989

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-13 vs.

JEFFREY W. RHOTEN

105 HILL ROAD

HANOVER, PA 17331

TOWNSHIP OF MOUNT PLEASANT

Parcel No.: 32-J13-0057J-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$93,964.46

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Jeffrey W. Rhoten** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-395 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-395

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

RONALD E. KUTZ &
DEANNA LYNNE KUTZ

27 MAIN TRAIL

FAIRFIELD, PA 17320

BOROUGH OF CARROLL VALLEY

Parcel No.: 43-002-0131-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$250,519.54

Attorneys for Plaintiff

Goldbeck McCafferty & McKeever

SEIZED and taken into execution as the property of **Ronald E. Kutz & Deanna Lynne Kutz** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

SHERIFF'S SALE

SHERIFF'S SALE

JULY 9TH SALE CONTINUED TO:

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1588 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1588

WELLSFARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
STRUCTURED ASSET MORTGAGE
INVESTMENTS II IN. TRUST 2007-
AR4, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-AR-4
vs.

TIMOTHY RILL

21 COMMERCE STREET
NEW OXFORD, PA 17350

Parcel No.: 34-005-0203---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,136.33

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as
the property of **Timothy Rill** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

8/6, 13 & 20

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2021 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2021

HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR
DEUTSCHE ALT 2007-4
vs.
TIMOTHY RILL

17 COMMERCE STREET
NEW OXFORD, PA 17350
BOROUGH OF NEW OXFORD

Parcel No.: 34-005-0201-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$120,290.30

Attorneys for Plaintiff

Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as
the property of **Timothy Rill** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

8/6, 13 & 20

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2018 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2018

HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR
DEUTSCHE ALT 2007-4
vs.
TIMOTHY RILL

23 COMMERCE STREET
NEW OXFORD, PA 17350
BOROUGH OF NEW OXFORD

Parcel No.: 31-005-0204-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$119,197.06

Attorneys for Plaintiff

Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as
the property of **Timothy Rill** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1823 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1823

WELLSFARGO BANK N.A.

vs.

RICHARD W. SCHOTT &
LUZMINDA U. SCHOTT

2455 GRANITE STATION ROAD
GETTYSBURG, PA 17325
TOWNSHIP OF STRABAN

Parcel No.: 38-022-0080-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$217,345.83

Attorneys for Plaintiff

Parker McCay, Attorneys at Law

SEIZED and taken into execution as the property of **Richard W. Schott & Luzminda U. Schott** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

JULY 9TH SALE CONTINUED TO:

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-283 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-283

CHASE HOME FINANCE LLC

vs.

CHRISTIAN F. ROBINDER
373 VILLAGE DRIVE
GETTYSBURG, PA 17325

Parcel No.: 16-009-0147---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,018.66

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Christian F. Robinder** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-592 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-592

CHASE HOME FINANCE LLC

vs.

CLAIR J. SHULTZ
133 NORTH MAIN STREET
BENDERSVILLE, PA 17306
BOROUGH OF BENDERSVILLE

Parcel No.: 03-001-0045-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$134,730.83

Attorneys for Plaintiff

Shapiro & Denardo, LLC

SEIZED and taken into execution as the property of **Clair J. 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-211 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-211

SOVEREIGN BANK S/B/M TO
WAYPOINT BANK

vs.
BRIAN K. STORM &
MELISSA R. STORM

64 LUCAS DRIVE
LITTLTOWN, PA 17340
TOWNSHIP OF GERMANY

Parcel No.: 15-J18-0174-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$178,933.70

Attorneys for Plaintiff
Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as
the property of **Brian K. Storm &
Melissa R. Storm** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2020 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2020

JP MORGAN CHASE BANK N.A.
vs.

ROBIN A. SULLIVAN &
THE UNITED STATES OF AMERICA

967 PLUNKERT ROAD
LITTLTOWN, PA 17340
TOWNSHIP OF MOUNT PLEASANT

Parcel No.: 32-I15-0047F-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$197,900.92

Attorneys for Plaintiff
McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as
the property of **Robin A. Sullivan** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1431 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1431

PNC BANK NATIONAL ASSOCIATION /
JERZY WIRTH, ASSIGNEE

vs.
TILLIE PIERCE HOUSE LLC

303 BALTIMORE STREET
GETTYSBURG, PA 17325
GETTYSBURG BOROUGH

Parcel No.: 16-010-0354-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$256,176.76

Attorneys for Plaintiff
Patrono & Associates, LLC

SEIZED and taken into execution as
the property of **Tillie Pierce House LLC**
and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

8/6, 13 & 20

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 CHARALAMBOS ARAHOVAS, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executor: William C. Kollas, c/o James W. Kollas, Esq., Kollas and Kennedy Law Offices, 1104 Fernwood Ave., Camp Hill, PA 17011

Attorney: James W. Kollas, Esq., Kollas and Kennedy Law Offices, 1104 Fernwood Ave., Camp Hill, PA 17011

ESTATE OF EVELYN M. COCHRAN a/k/a EVELYN MAXINE COCHRAN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Ruthann Prange, 16 Harrison Brook Drive, Basking Ridge, NJ 07920

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

ESTATE OF DAVID TAU, JR., DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Eileen L. Tau Powers, 8610 Sinon Street, Annandale, VA 22003

ESTATE OF FLORINE M. TERRICK, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Teresa L. Pelc, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main St., Waynesboro, PA 17268

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main St., Waynesboro, PA 17268

SECOND PUBLICATION**ESTATE OF DAVID F. CROUSE, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executors: Kimberly L. Crouse, 10606 Howerton Avenue, Fairfax, VA 22030; Gregory D. Crouse, 4179 Mountain Road, Haymarket, VA 20169

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

ESTATE OF JAY C. GRAFF A/K/A JAY CLEMAN GRAFF, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executrix: Karen E. Graff, 15 Ski Run Trail, Fairfield, PA 17320

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

ESTATE OF GRACE E. HAWN, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Philip A. Hawn, 110 Littleton Drive, Hanover, PA 17331

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

ESTATE OF SALLY M. O'BRYEN, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executrix: Jenny Barach Starliper, 427 Ramblewood Court, Emmitsburg, MD 21727

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, Attorneys at Law, 126 Baltimore St., Gettysburg, PA 17325

THIRD PUBLICATION**ESTATE OF RAY D. COOL, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Carolyn Weikert, 619 White Church Road, Gettysburg, PA 17325

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

ESTATE OF VIRGINIA B. DAY, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executors: Donald W. Day, 567 Gardners Station Rd., Gardners, PA 17324; Robert L. Day, 328 Goodyear Rd., Gardners, PA 17324

Attorney: Jan M. Wiley, Esq., The Wiley Group, P.C., 130 W. Church St., Suite 101, Dillsburg, PA 17019

ESTATE OF MARY A. FREED, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Robert S. Freed, 1143 Turnberry Lane, York, PA 17403; James A. Freed, 6043 Old Hanover Road, Spring Grove, PA 17362

ESTATE OF WILLIAM W. MILLER, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executrix: Wanda L. Carr, 20 Idaville/ York Springs Rd., Gardners, PA 17324

Attorney: Lynn G. Peterson, Esq., Peterson & Peterson, 515 Carlisle Street, Hanover, PA 17331

ESTATE OF GRACE A. PROULX, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executor: Jay A. Shank, 44 Cornell Drive, Hanover, PA 17331

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF EVELINE E. SHEETS, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Beverly C. Hutton, 75 Herr's Ridge Road, Gettysburg, PA 17325

Attorney: Timothy J. Shultis, Esq., Miller & Shultis, P.C., 249 York Street, Hanover, PA 17331

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-369 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-369

BENEFICIAL CONSUMER DISCOUNT
COMPANY DBA BENEFICIAL
MORTGAGE COMPANY OF
PENNSYLVANIA

vs.

BRIAN D. VALENTINE &
GLENDA M. VALENTINE

97 TOMS CREEK TRAIL
CARROLL VALLEY, PA 17320
BOROUGH OF CARROLL VALLEY

Parcel No.: 43-046-0024-000

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$282,555.14

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Brian D. Valentine & Glenda M. Valentine** 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 October 1, 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.

8/13, 20 & 27

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization – Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on July 1, 2010, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is DESTINY PROPERTIES, LLC.

Destiny Properties, LLC has as its purpose the engaging in all lawful business for which limited liability companies may be organized.

Lindy L. Lingg, Organizer

8/20

TRUSTEE NOTICE

Trust of Raymond E. Bange and Dorothy L. Bange Revocable Living Trust

Late of Conewago Township

Said Trust having been established to the undersigned, all persons indebted thereto are requested to make payment, and those having claims or demands against the same will present them without delay for settlement to the undersigned.

Trustees: Dean E. Bange and Ray E. Bange

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

8/20, 27 & 9/3

