

Adams County Legal Journal

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IN THIS ISSUE

PHILLIPS ET AL VS. GETTYSBURG HOSPITAL ET AL

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*Assistant Vice President
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NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
ADAMS COUNTY
NO. 12-SU-450

WELLS FARGO BANK, N.A.
vs.
JOAN M. FISCEL, IN HER CAPACITY AS
EXECUTRIX AND DEVISEE OF THE
ESTATE OF RITA C. SHIELDS, ET AL

NOTICE

TO UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
RITA C. SHIELDS, DECEASED:

You are hereby notified that on March 22, 2012, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 12-SU-450. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1305 OLD HARRISBURG ROAD, GETTYSBURG, PA 17325 whereupon your property would be sold by the Sheriff of Adams County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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.

ADAMS COUNTY
COURT ADMINISTRATOR
ADAMS COUNTY COURTHOUSE
GETTYSBURG, PA 17325
717-334-6781, EXT. 213

LAWYER REFERRAL SERVICE
MIDPENN LEGAL SERVICES
128 BRECKENRIDGE STREET
GETTYSBURG, PA 17325
717-334-7624

10/26

NOTICE

The Adams County Tax Claim Bureau hereby gives notice that it presented a Consolidated Return of Sales to the Court of Common Pleas of Adams County, Pennsylvania on October 5, 2012, of the Upset Tax Sales of real estate for delinquent taxes held by the Bureau on September 28, 2012. The Court confirmed said Return Nisi on October 9, 2012. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days from the date of the Return; otherwise, the Return will be confirmed absolutely.

Adams County Tax Claim Bureau
By: Daryl Crum, Director

10/26

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, November 2, 2012 at 8:30 a.m.

LONG-FIKE—Orphan's Court Action Number OC-118-2012. The First and Final Account of Beth Ann Wilson, Executrix of the Estate of Romaine E. Long-Fike, deceased, late of the Borough of Bonneauville, Adams County, Pennsylvania.

HORJUS—Orphan's Court Action Number OC-119-2012. The First and Final Account of Sandra S. Kehr, Administratrix c.t.a., of the Last Will and Testament of Meile Horjus, deceased, late of Straban Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

10/19 & 26

PHILLIPS ET AL VS. GETTYSBURG HOSPITAL ET AL

1. Pennsylvania law is clear in holding that the failure of a physician to obtain informed consent is not negligence, but rather the intentional tort of battery and, therefore, a hospital cannot be vicariously liable for the same.

2. A cause of action for corporate negligence arises from the policies, actions, or inaction of the institution itself rather than the specific acts of individual hospital employees. To establish a claim for corporate negligence against a hospital, a plaintiff must show that the hospital had actual or constructive knowledge of the defect or procedures that created the harm.

3. In a medical malpractice action, where the defendant's negligence is not obvious, a plaintiff must present expert testimony to establish to a reasonable degree of medical certainty that the defendant's acts deviated from an accepted medical standard, and that such deviation was proximate cause of the harm suffered.

4. It is beyond reproach that an expert's opinion must be held to a reasonable degree of medical certainty, and not based upon mere speculation, to be admissible at trial.

5. In determining whether an expert's opinion is held to a reasonable degree of medical certainty, it is necessary to examine the expert's testimony in its entirety.

6. Pennsylvania law recognizes a trial court may rule upon the admissibility of evidence before the evidence has been offered or heard.

7. As the statute of limitations has now expired, any effort to allege new or distinct theories through creative interpretation, or otherwise, is improper as an expert may not provide a new theory not mentioned in the complaint.

8. Even if evidence is cumulative, the trial court may properly permit additional evidence on a contentious point central to the case.

9. Pennsylvania law is clear in holding that the duty placed on a physician to obtain informed consent prior to surgery is non-delegable.

10. In establishing a lack of informed consent, the patient bears the burden of producing expert testimony to identify the risks of a procedure, the alternatives to the procedure, and the risks of the alternatives.

11. A wrongful death action is not intended to compensate the decedent; rather, it compensates the survivors for damages they sustained as a result of the decedent's death.

12. Under Pennsylvania law, an immediate family member can recover wrongful death damages for the loss of services, society, and comfort decedent would have provided if she survived.

13. The losses recoverable by the immediate family of the decedent in a wrongful death action include the loss of such services as the deceased's guidance, tutelage, and moral upbringing.

14. Appellate authority has historically held no recovery is permitted for grief and mental suffering resulting from the loss of the decedent.

15. While it is arguable *Retzger* appears to expand damages collectible under a wrongful death action, this Court will interpret *Retzger* in a manner consistent with previously cited Supreme Court authority. See *Mazzagati*, 516 A.2d at 679.

16. One may properly surmise that if a person is grieving due to the loss of those services, the importance of those services to the survivor has significance as it is a means to establish monetary value. Therefore, the testimony in dispute makes the existence of the factual value of this loss more probable than it would be without admission of the evidence. As such, it is relevant.

17. Although, historically, Pennsylvania courts have recognized the standard for qualification of an expert witness to be a liberal one, in the area of medical malpractice actions, legislative adoption of the MCARE Act has implemented a more rigorous evaluation of a medical expert's qualifications.

18. Although Pennsylvania courts have held a variance is not material if the alleged discrepancy does not cause prejudice, prejudice exists where a party introduces a new cause of action after the statute of limitations has run.

19. A new cause of action does arise, however, if the amendment proposes a different theory or a different kind of negligence than the one previously raised or if the operative facts supporting the claim are changed.

20. It is hornbook law that in order for an expert's opinion to be admissible at trial, the opinion must be expressed to a reasonable degree of professional certainty. In determining whether testimony meets this standard, it should be reviewed in its entirety without applying a rigid standard requiring precise language enunciating the legal standard to be utilized by the witness.

21. With the passage of the MCARE Act, the general assembly created a more stringent standard for admissibility of medical expert testimony in a medical malpractice action by the imposition of specific additional requirements not present in the common law standard.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 08-S-1535, LILLIAN PHILLIPS, INDIVIDUALLY AND
AS ADMINISTRATRIX OF THE ESTATE OF FAWN E. SOVA,
TERIA BALINT, AND BILLIE JEAN HANKEY VS.
GETTYSBURG HOSPITAL, CARDIAC DIAGNOSTIC
ASSOCIATES, P.C.; C. EDWIN MARTIN, M.D.; CALVIN E.
PLITT; M.D., GETTYSBURG INTERNAL MEDICINE
ASSOCIATES, INC.; AND DAVID KAMSLER, M.D.

William A. Mitchell, Esq., and John T. Hofrichter, Esq., for Plaintiffs
Shawn J. Mumford, Esq., for Defendant Gettysburg Hospital

Leigh A. J. Ellis, Esq., for Defendants Cardiac Diagnostic
Associates, Dr. Martin and Dr. Plitt

Jacqueline R. Drygas, Esq., for Defendants Gettysburg Internal
Medicine and Dr. Kamsler

George, J., May 9, 2012

OPINION

On January 17, 2007, 42-year-old Fawn E. Sova ("Sova") was admitted to the Gettysburg Hospital with complaints of chest pain. From the date of her admission through January 23, 2007, Sova received treatment from various medical providers. On January 23, 2007, Sova underwent a cardiac catheterization at the hospital. During the course of the procedure, Sova suffered complications,

including cardiac arrest. Since Gettysburg Hospital does not have a cardiothoracic surgeon on staff, emergency transport to York Hospital was requested for possible coronary artery bypass grafting surgery. During the ambulance transport to York Hospital, a motor vehicle accident occurred and Sova was pronounced dead at the scene.

A medical professional liability action was initiated by Complaint on October 23, 2008. An Amended Complaint was filed December 31, 2008 seeking damages for Sova's death under the wrongful death and survival statutes.¹ The pleadings have closed and trial is set to commence November 5, 2012. The parties have filed pretrial and dispositive motions, each of which will be addressed seriatim.

MOTION FOR PARTIAL SUMMARY JUDGMENT FILED ON BEHALF OF GETTYSBURG HOSPITAL

Initially, Gettysburg Hospital ("Hospital") seeks judgment on Plaintiffs' claim that Hospital is vicariously liable for the treating physician's alleged failure to obtain informed consent for the diagnostic cardiac catheterization. Hospital further seeks summary judgment on Plaintiffs' claims of corporate negligence, which assert Hospital failed to have adequate equipment or facilities available for cardiac catheterizations and failed to ensure a properly equipped helicopter was available for emergency transport to York Hospital. Finally, Hospital seeks summary judgment on Plaintiffs' claim that an attending nurse negligently failed to relay critical information to the treating surgeon prior to the surgeon undertaking the cardiac catheterization.

Plaintiffs concede Hospital's request for summary judgment on the informed consent vicarious liability claim is well placed. Indeed, Pennsylvania law is clear in holding that the failure of a physician to obtain informed consent is not negligence, but rather the intentional tort of battery and, therefore, a hospital cannot be vicariously liable for the same. *Valles v. Albert Einstein Medical Center*, 805 A.2d 1232, 1238-39 (Pa. 2002). Accordingly, Hospital's Motion for Partial Summary Judgment on this issue will be granted.

Hospital next challenges Plaintiffs' claim that Hospital is directly liable for failing to have adequate equipment or facilities for cardiac

¹ Wrongful Death Act, 42 Pa. C.S.A. § 8301; Survival Statute, 42 Pa. C.S.A. § 8302.

catheterizations and for failing to ensure a properly equipped helicopter was available for emergency transport. In order to plead corporate negligence against a hospital, a plaintiff's complaint must include allegations that, if accepted as true, would prove: "(1) the hospital deviated from the standard of care; (2) the hospital had actual or constructive notice of the defects or procedures that created the harm; and (3) the hospital's act or omission was a substantial factor in bringing about the harm." *Kennedy v. Butler Memorial Hospital*, 901 A.2d 1042, 1045 (Pa. Super. 2006) (citations omitted). Corporate negligence liability can be found in four general areas: "(1) a duty to use reasonable care in the maintenance of safe and adequate facilities and equipment; (2) a duty to select and retain only competent physicians; (3) a duty to oversee all persons who practice medicine within its walls as to patient care; and (4) a duty to formulate, adopt, and enforce adequate rules and policies to ensure quality care for the patients." *Thompson v. Nason Hospital*, 591 A.2d 703, 707 (Pa. 1991). "A cause of action for corporate negligence arises from the policies, actions, or inaction of the institution itself rather than the specific acts of individual hospital employees." *Welsh v. Bulger*, 698 A.2d 581, 585 (Pa. 1997) (citation omitted). "To establish a claim for corporate negligence against a hospital, a plaintiff must show that the hospital had actual or constructive knowledge of the defect or procedures that created the harm." *Id.* In addition, the plaintiff must establish the hospital's negligence was a factual cause of the harm suffered. *Id.*

Plaintiffs' initial claim of corporate negligence alleges Hospital was negligent "[i]n failing to have available for use by its physicians during a catheterization procedure, the appropriate diagnostic testing tools and surgical equipment, supplies, and facilities necessary for the health, care, and maintenance of the Deceased." See Plaintiffs' Complaint at paragraph 77.1. This claim implicates the first *Thompson* duty – to maintain safe and adequate facilities and equipment.

There is no dispute between the parties that Hospital is authorized to have "low-risk" diagnostic cardiac catheterizations performed on site. Moreover, it is similarly undisputed that Hospital has adequate equipment and facilities available for the performance of "low-risk" catheterizations. Plaintiffs' experts do not dispute these conclusions but rather opine Sova's chance of survival would have been increased

if the treating surgeon had determined Sova was a “high-risk” patient and accordingly performed diagnostic cardiac catheterization at an institution with cardiothoracic surgery coverage. In doing so, Plaintiffs concede the determination of whether diagnostic catheterization is “low risk” is made by the attending physician. Indeed, Plaintiffs allege the treating physician negligently determined Sova was a “low-risk” patient. Thus, Plaintiffs’ claim does not implicate inadequacies in the facility or equipment maintained by Hospital, but rather the treating surgeon’s decision as to which facility to conduct the surgery. As such, Plaintiffs’ claim does not support a direct corporate negligence claim against Hospital. See *Welsh*, 698 A.2d at 585 (a cause of action for direct corporate negligence arises from the policies, actions, or inaction of the institution itself rather than the specific acts of individual hospital employees).

Plaintiffs’ related claim of corporate negligence asserts Hospital was negligent for failing to have available a helicopter or other similar mode of transportation properly equipped to transport patients in emergency circumstances. In support of the claim, Plaintiffs allege that although a helicopter transport was requested by the treating surgeon, the available helicopter was not equipped to carry patients with Sova’s complications. As a result, Sova was transported via ambulance, involved in an automobile accident, and declared dead at the scene.

Reading Plaintiffs’ Complaint liberally, it appears to assert that Sova would have survived had she been transported by helicopter. Specifically, the Complaint implies the interruption of CPR was caused by the automobile accident that occurred while the ambulance was transporting Sova to York Hospital. However, contrary to the allegations in the Complaint, Plaintiffs’ own expert opines:

“[F]ailure to evacuate [Ms. Sova] by helicopter as opposed to ambulance was in my opinion in no way relevant to the outcome since the patient was clearly clinically dead by the time she was transported. In my opinion, prompt transport by helicopter to a tertiary care facility once [Ms. Sova] had suffered cardiac arrest would not have changed the outcome.”

See Report of Dr. Jerome Itzkoff, April 29, 2008, pg. 7. Plaintiffs’ forensic pathology expert agrees, stating: “Both Dr. Itzkoff and I have

concluded that this patient should not have been transferred.” See Report of Dr. Cyril Wecht, May 2, 2008. In fact, there is a paucity of any evidence that Sova’s transfer by ambulance, as opposed to helicopter, in any way contributed to her death.

In a medical malpractice action, where the defendant’s negligence is not obvious, a plaintiff must present expert testimony to establish to a reasonable degree of medical certainty that the defendant’s acts deviated from an accepted medical standard, and that such deviation was proximate cause of the harm suffered. *Welsh*, 698 A.2d at 585. While there may be a factual dispute as to whether the transport order was appropriate, there is no dispute in Plaintiffs’ evidence that neither the order, nor the manner of transport, was the proximate cause of the harm Sova suffered. Therefore, summary judgment in Hospital’s favor is warranted on this claim.

Finally, Hospital seeks summary judgment on Plaintiffs’ vicarious liability claim which alleges negligence on the part of a staff nurse in failing to provide critical information to the treating surgeon prior to the commencement of surgery. Hospital alleges this claim is insufficient as Plaintiffs have failed to produce an expert opinion to a reasonable degree of medical certainty that, had the information been provided to the treating surgeon, it would or should have resulted in the surgery being considered “high risk,” thereby compelling removal of the surgery from Hospital to a better equipped facility. Before addressing the substance of this issue, it is important to frame the discussion in proper context.

This Court’s review of the Complaint does not reveal a cause of action by Plaintiffs against Hospital based upon vicarious liability for the actions of a staff nurse. Indeed, Plaintiffs’ cause of action against Hospital for vicarious liability alleges only negligence on the part of treating physicians. See Complaint, Count VII, paragraphs 80 through 83. In fact, an exhaustive review of the entire Complaint fails to reveal any allegations of negligence on the part of a staff nurse. The Complaint’s sole reference to a staff nurse is in the count alleging corporate negligence against Hospital. See Complaint, Count V. The reference found in paragraph 77.3 alleges Hospital was negligent “in failing” to have a staff nurse advise the treating physician of important medical information. This allegation does not trigger vicarious liability, as it is not an allegation of an employee’s

negligence,² but rather, when interpreted broadly, appears to allege Hospital was negligent in failing to have appropriate policy in place providing for information allegedly known by the staff nurse to be relayed to the treating surgeon. This allegation appears to trigger the corporate duty identified by *Thompson* to formulate, adopt, and enforce adequate rules and policies to ensure quality care for the patients.³ Nevertheless, regardless of how the pleadings are defined, the substantive issue remains the same and will be addressed.

It is beyond reproach that an expert's opinion must be held to a reasonable degree of medical certainty, and not based upon mere speculation, to be admissible at trial. *Commonwealth v. Spatz*, 756 A.2d 1139, 1160 (Pa. 2000). An expert's opinion fails to meet this standard if the opinion is couched in terms of "possibly," "probably," or "could have" led to a result. *Corrado v. Thomas Jefferson University Hospital*, 790 A.2d 1022, 1031 (Pa. Super. 2001) (citation omitted). In determining whether an expert's opinion is held to a reasonable degree of medical certainty, it is necessary to examine the expert's testimony in its entirety. *Wiggins v. Synthes (USA)*, 29 A.3d 9, 15 (Pa. Super. 2011).

Hospital's primary challenge alleges a lack of expert opinion, entered with a reasonable degree of medical certainty, establishing that had the treating surgeon been advised of information known to the staff nurse, the content of the information, in light of the applicable standard of care, would have required the surgery to be conducted at a facility equipped for "high-risk" catheterizations. In support of their argument, Hospital cites the opinion of Plaintiffs' expert that if such notification had been provided, it "**may have** prompted the physician to transport the patient to the tertiary care facility for the catheterization." Itzkoff Report, April 29, 2008, pg. 6

² *Crowell v. City of Phila.*, 613 A.2d 1178, 1181 (Pa. 1992) ("Vicarious liability, sometimes referred to as imputed negligence, means in its simplest form that by reason of some relation existing between A and B, the negligence of A is to be charged against B ...").

³ In their Brief, Plaintiffs agree that Hospital has misinterpreted paragraph 77.3 as an allegation that the staff nurse was negligent. See Plaintiffs' Brief in Opposition to Motion for Partial Summary Judgment, pg. 11. As such, the critical issue at trial is not whether the staff nurse was negligent in failing to inform the treating surgeon of allegedly relevant information prior to surgery, but rather whether Hospital was negligent in failing to have policy and procedure in place which would require a staff nurse to inform the treating physician of critical information prior to surgery.

(emphasis added). Hospital cites similar language in the reports of Plaintiffs' remaining expert witnesses.

Although it is true that numerous references in the reports of Plaintiffs' experts are less than definitive in opining the omitted information would have required catheterization to be completed at a "high-risk" facility under the applicable standard of care, reading the reports in their entirety and, in combination with reports of each of Plaintiffs' experts, permits Plaintiffs' claim to survive a motion for summary judgment. For instance, Plaintiffs' expert on the standard of care applicable to Hospital administration opines the staff nurse's failure to report the relevant information to the surgeon constituted a failure of Hospital's policy and deviated from the duty to formulate and enforce adequate rules and policies to ensure quality patient care. See Steinberg Report, September 8, 2011, pg. 4.⁴ Additionally, interspersed with the non-definitive statements discussed above, Dr. Itzkoff opines the surgeon's decision to perform cardiac catheterization at a non-tertiary hospital for "a patient in whom a stress test was considered possibly dangerous, a patient who was having episodes of pain at rest, was a failure to recognize the potential severity of the patient's underlying coronary process" and contributed to Sova's death. See Report of Dr. Itzkoff, December 29, 2011, pg. 2. When read collectively, these statements permit the conclusion that if policy was in place requiring the subject critical information to be forwarded to the treating surgeon, the surgeon would have opted for surgery at a "high-risk" facility rather than the "low-risk" facility at Gettysburg Hospital. Mindful that a motion for summary judgment may only be granted where the right to such judgment is clear and free from doubt, *Toy v. Metropolitan Life Ins. Co.*, 928 A.2d 186, 195 (Pa. 2007) (citation omitted), Hospital's request for summary judgment on this issue is denied.

Continued to next issue (11/2/2012)

⁴ Interestingly, this same expert, in a later report dated November 22, 2011, opines the staff nurse deviated from the applicable standard of care and established Hospital policy, which required the nurse to give the relevant information to the surgeon. Whether these opinions are contradictory due to a factual conflict is not, at this stage of the litigation, before the Court for resolution.

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 16th day of November 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2009-NO-0001123
Property Address: 36 South Queen Street, Littlestown, PA 17340
Parcel No.: 27008-0302---000
Municipality: Littlestown
Improvements: Bar/Hotel
Defendants: Robert J. Via
Attorneys for Plaintiff: Robert E. Campbell, Esq., 717-334-9278

Writ of Execution No.:
2011-SU-0000028
Property Address: 8 Victor Drive, Arendtsville, PA 17303
Parcel No.: 02006-0163
Municipality: Arendtsville
Improvements: Residential Dwelling
Defendants: Robert R. Lorenz and Jennifer L. Lorenz
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2008-SU-0001310
Property Address: 4698 Baltimore Pike, Littlestown, PA 17340
Parcel No.: 116-49
Municipality: Germany
Improvements: Residential Dwelling
Defendants: Connie M. Lee and Travis Lee
Attorneys for Plaintiff: Sherri J. Braunstein, Esq., 856-669-5400

Writ of Execution No.:
2008-SU-0001599
Property Address: 29 Clines Church Road, Aspers, PA 17304
Parcel No.: (29)-F05-0041A
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Barry A. Hush
Attorneys for Plaintiff: Stuart Winneg, Esq., 856-669-5400

Writ of Execution No.:
2009-SU-0001132
Property Address: 1975 Carrolls Tract Road, Orrtanna, PA 17353
Parcel No.: C12-0051B
Municipality: Highland
Improvements: Residential Dwelling
Defendants: Joann R. Garcia and Rolf Garcia
Attorneys for Plaintiff: Patrick J. Wesner, Esq., 856-482-1400

Writ of Execution No.:
2008-SU-0001459
Property Address: 2705 Biglerville Road, Gettysburg, PA 17325-8046
Parcel No.: 07F09-0052---000
Municipality: Butler
Improvements: Residential Dwelling
Defendants: Roberta W. Brown
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2008-SU-0000500
Property Address: 59 Steelman Marker Road, Fairfield, PA 17320
Parcel No.: (25)-C18-0011A
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Kevin Michael Gaspin and Shari Ellen Gaspin
Attorneys for Plaintiff: Stuart Winneg, Esq., 856-669-5400

Writ of Execution No.:
2011-SU-0000930
Property Address: 518 North Street, McSherrystown, PA 17344
Parcel No.: 28-05-149
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Mark Wade and Donna Kuhn
Attorneys for Plaintiff: Kassia Fialkoff, Esq., 856-669-5400

Writ of Execution No.:
2011-SU-0000055
Property Address: 840 J. Kuhn Fording Road, East Berlin, PA 17316
Parcel No.: 17-108-84
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Jody L. Allen and Joseph M. Allen
Attorneys for Plaintiff: Agnes Mombrun, Esq., 856-669-5400

Writ of Execution No.:
2011-SU-0001883
Property Address: 35 Raven Trail, Fairfield, PA 17320
Parcel No.: 43-029-0249
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Jennifer A. Hodges
Attorneys for Plaintiff: Terrence J. McCabe, Esq., 215-790-1010

Writ of Execution No.:
2009-SU-0001278
Property Address: 455 Gardners Station Road, Gardners, PA 17324-9781
Parcel No.: 40G04-0070---000
Municipality: Tyrone
Improvements: Residential Dwelling
Defendants: Clair R. Hikes
Attorneys for Plaintiff: Christina C. Viola, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000791
Property Address: 112 Jefferson Street a/k/a 112 South Jefferson Street, Hanover, PA 17331
Parcel No.: 08-008-0271
Municipality: Conewago
Improvements: Erected a Dwelling House
Defendants: Clara A. Hicks and Robert W. Hicks
Attorneys for Plaintiff: Leon P. Haller, Esq., 717-234-4178

Writ of Execution No.:
2012-SU-0000300
Property Address: 696 Gablers Road, Gardners, PA 17324
Parcel No.: 29F04-0049-000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Luis Freire
Attorneys for Plaintiff: Salvatore Carollo, Esq., 856-669-5400

Writ of Execution No.:
2012-SU-0000189
Property Address: 210 Main Street, Arendtsville, PA 17303
Parcel No.: 4-60
Municipality: Arendtsville
Improvements: Residential Dwelling
Defendants: Robert Dorn and Cheryl Werner
Attorneys for Plaintiff: Jill P. Jenkins, Esq., 215-627-1322

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter. 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.

James Muller
Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

10/19, 26 & 11/2

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 16th day of November 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2012-SU-0000188
Property Address: 115 Oak Drive,
New Oxford, PA 17350
Parcel No.: 3-65
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Keith E. Miller and
Karen L. Miller
Attorneys for Plaintiff: Jill P. Jenkins,
Esq., 215-627-1322

Writ of Execution No.:
2010-SU-0000591
Property Address: 1380 Chambersburg
Road, Gettysburg, PA 17325
Parcel No.: 09-E12-0079
Municipality: Cumberland
Improvements: Maintenance Building
Defendants: Oak Lawn Memorial
Gardens, Inc. and James H. Delaney Jr.
Attorneys for Plaintiff: Douglas K.
Marsico, Esq., 717-232-7661

Writ of Execution No.:
2011-SU-0001434
Property Address: 269 South Street,
Hanover, PA 17331
Parcel No.: (08)-008-0297
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: William Lutz and
Melissa Ann Cacace
Attorneys for Plaintiff: Craig
Oppenheimer, Esq., 215-886-8790

Writ of Execution No.:
2012-SU-0000764
Property Address: 1244 Gablers Road,
Gardners, PA 17324
Parcel No.: 29-F4-24
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Alfonso G. Lua
Attorneys for Plaintiff: Kevin P. Diskin,
Esq., 215-572-8111

Writ of Execution No.:
2010-SU-0000395
Property Address: 27 Main Trail,
Fairfield, PA 17320
Parcel No.: 2-131
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Ronald E. Kutz and
Deanna Lynne Kutz
Attorneys for Plaintiff: Lisa Lee, Esq.,
215-627-1322

Writ of Execution No.:
2010-SU-0000536
Property Address: 485 Basehoar Road,
Littletown, PA 17340
Parcel No.: 41,003-0003
Municipality: Union
Improvements: Residential Dwelling
Defendants: James W. Houseman III
Attorneys for Plaintiff: David Fein, Esq.,
215-627-1322

Writ of Execution No.:
2011-SU-0001329
Property Address: 68 Maple Avenue,
Littletown, PA 17340
Parcel No.: 27-008-0126
Municipality: Littletown
Improvements: Residential Dwelling
Defendants: Tony E. Crowl and
Tine R. Crowl
Attorneys for Plaintiff: Louis P. Vitti,
Esq., 412-281-1725

Writ of Execution No.:
2012-SU-0000612
Property Address: 114 Old Route 15,
York Springs, PA 17372
Parcel No.: 23-14-42
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Samuel J. Talton and
Jennifer L. Talton
Attorneys for Plaintiff: Patrick J. Wesner,
Esq., 856-482-1400

Writ of Execution No.:
2012-SU-0000071
Property Address: 1946 East Berlin
Road, New Oxford, PA 17350
Parcel No.: J07-0019A
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Rebecca Strausbaugh and
Michael J. Strausbaugh
Attorneys for Plaintiff: Jill P. Jenkins,
Esq., 215-627-1322

Writ of Execution No.:
2012-SU-0000729
Property Address: 2474 Old Waynesboro
Pike a/k/a 2474 Waynesboro Pike,
Fairfield, PA 17320
Parcel No.: (18)-B17-0061
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Peter Joseph C. Smith
Attorneys for Plaintiff: Paige M. Bellino,
Esq., 856-669-5400

Writ of Execution No.:
2012-SU-0000514
Property Address: 998 Dicks Dam
Road, New Oxford, PA 17350
Parcel No.: 17,J09-0142
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Douglas E. Senft and
Diane M. Redding
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001524
Property Address: 39 Commerce Street,
New Oxford, PA 17350
Parcel No.: 34-005-0212-000
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: Timothy Rill
Attorneys for Plaintiff: Thomas M.
Federman, Esq., 215-572-5095

Writ of Execution No.:
2012-SU-0000524
Property Address: 106 North Howard
Avenue, Gettysburg, PA 17325
Parcel No.: 16-006-0047-000
Municipality: Gettysburg
Improvements: Residential Dwelling
Defendants: Dominic Picarelli and
Kristen Picarelli
Attorneys for Plaintiff: Lisa Lee, Esq.,
215-627-1322

Writ of Execution No.:
2011-SU-0001518
Property Address: 2896 Tract Road,
Fairfield, PA 17320
Parcel No.: D18-75
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Kathy L. Tracey, Kathy
Lynn Tracey, Ralph Douglas Tracey,
Ralph D. Tracey
Attorneys for Plaintiff: Gregory
Javardian, Esq., 215-942-9690

Writ of Execution No.:
2012-SU-0000475
Property Address: 39 Main Street,
McSherrystown, PA 17344
Parcel No.: 28-002-0084
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Carl A. Yingling
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

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James Muller

Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

10/19, 26 & 11/2

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 16th day of November 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2012-SU-0000361
Property Address: 9 Marsh Creek Heights Road, Gettysburg, PA 17325
Parcel No.: 13E17-0024---000
Municipality: Freedom
Improvements: Residential Dwelling
Defendants: Jamie Noel Miller, Jamie Noel Warfield Petta, Jamie Noel Petta, and Douglas A. Miller
Attorneys for Plaintiff: Barbara A. Fein, Esq., 215-653-7450

Writ of Execution No.:
2012-SU-0000048
Property Address: 61 Shirley Trail, Fairfield, PA 17320
Parcel No.: 25-B17-84B
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: M. Joanne Woodward and James L. Zeigler
Attorneys for Plaintiff: Stuart Winneg, Esq., 856-669-5400

Writ of Execution No.:
2012-SU-0000310
Property Address: 486 Guernsey Road, Biglerville, PA 17307
Parcel No.: 07 F 07 0026
Municipality: Butler
Improvements: Residential Dwelling
Defendants: Wayne B. Ogburn Jr. and Melissa A. Ogburn
Attorneys for Plaintiff: Mark S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0000883
Property Address: 235 Lake Meade Drive, East Berlin, PA 17316
Parcel No.: 6-12
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Scott E. Hosman and the United States of America
Attorneys for Plaintiff: Craig Oppenheimer, Esq., 215-886-8790

Writ of Execution No.:
2009-SU-0001869
Property Address: 1459 Hanover Road, Gettysburg, PA 17325-7714
Parcel No.: 38G13-0069---000
Municipality: Straban
Improvements: Residential Dwelling
Defendants: Sean H. Myers and Jessica A. Hill a/k/a Jessica Ann Hill
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000624
Property Address: 20 Stonybrook Lane, New Oxford, PA 17350-8581
Parcel No.: 17K09-0125---000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Donna K. Brown
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000447
Property Address: 115 Redding Lane, Gettysburg, PA 17325-7271
Parcel No.: 09W03-0022---000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Carmen A. Doyle
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000473
Property Address: 55 Thomas Drive, McSherrystown, PA 17344-1136
Parcel No.: 08101-0049---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Anthony R. Beccio and Jennifer E. Beccio
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000450
Property Address: 11 Smokehouse Court, Littlestown, PA 17340-1155
Parcel No.: 27007-0149---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Ryan Purcell and Tara Purcell f/k/a Tara N. Oliver (deceased)
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-NO-0000026 and 09-TL-612
Property Address: 324 West Middle Street, Gettysburg, PA 17325
Parcel No.: 16009-0053---000
Municipality: Gettysburg
Improvements: Residential Dwelling
Defendants: Kathy Oberlin
Attorneys for Plaintiff: Bernard A. Yannetti Jr., Esq., 717-334-3105

Writ of Execution No.:
2010-TL-0000330
Property Address: 2455 Granite Station Road, Gettysburg, PA 17325
Parcel No.: 38022-0080---000
Municipality: Straban
Improvements: Residential Dwelling
Defendants: Luzminda U. Schott
Attorneys for Plaintiff: Bernard A. Yannetti Jr., Esq., 717-334-3105

Writ of Execution No.:
2011-SU-0001531
Property Address: 1096 Bollinger Road, Littlestown, PA 17340-9147
Parcel No.: 41K17-0036B---000
Municipality: Union
Improvements: Residential Dwelling
Defendants: Keith A. Crawmer and Wendy M. Crawmer
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000596
Property Address: 54 Red Bird Lane, Gettysburg, PA 17325-7988
Parcel No.: 06002-0023---000
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Matthew G. Hall a/k/a Matthew Grant Hall
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000241
Property Address: 177 Town Hill Road, York Springs, PA 17372-9767
Parcel No.: 23I03-0030---000
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Aaron R. Fishel
Attorneys for Plaintiff: Matthew Brushwood, Esq., 215-563-7000

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James Muller
Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

10/19, 26 & 11/2

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 16th day of November 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2009-SU-0001015
Property Address: 3 Schofield Drive,
East Berlin, PA 17316
Parcel No.: 37-8-41
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Tina L. McCauslin
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2012-SU-0000243
Property Address: 35 Buford Avenue,
Unit 29, Gettysburg, PA 17325-1144
Parcel No.: 16007-0143---029
Municipality: Gettysburg
Improvements: Condominium Unit
Defendants: Cheryl T. Sheads
Attorneys for Plaintiff: Christina C. Viola,
Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000446
Property Address: 24 Blenheim Street,
Hanover, PA 17331-7836
Parcel No.: 08031-0066---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Ernest F. Malkin Jr. and
Carolyn J. Malkin
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2008-SU-0000239
Property Address: 85 Skylark Trail,
Fairfield, PA 17320-8122
Parcel No.: 43028-0104---000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Andrew L. Boyd
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001919
Property Address: 19 McClellan Drive,
East Berlin, PA 17316-9312
Parcel No.: 36105-0074---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Teri L. Kretzer and
Donald N. Kretzer II
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000402
Property Address: 18 Antler Lane,
New Oxford, PA 17350-9780
Parcel No.: 36002-0081---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Steven C. Wray Jr. and
Lisa E. Wray
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-TL-0000805
Property Address: 17 Red Bridge Road,
Gettysburg, PA 17325
Parcel No.: 38-021-0040---000
Municipality: Straban
Improvements: Residential Dwelling
Defendants: Brian L. Marsh
Attorneys for Plaintiff: Bernard A.
Yannetti Jr., Esq., 717-334-3105

Writ of Execution No.:
2011-NO-1230 and 2011-TL-1421
Property Address: 112 West Middle
Street, Gettysburg, PA 17325
Parcel No.: 16010-0100A---000
Municipality: Gettysburg
Improvements: A building is
constructed on the property.
Defendants: Travis I. Braha
Attorneys for Plaintiff: Bernard A.
Yannetti Jr., Esq., 717-334-3105

Writ of Execution No.:
2012-SU-0000156
Property Address: 1259 The Spangler
Road, New Oxford, PA 17350-8751
Parcel No.: 17J10-003-1J
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Rafael Leyva Mendivil
a/k/a Rafael Leyva and Sharon K.
Leyva
Attorneys for Plaintiff: Ashleigh L.
Marin, Esq., 908-233-8500

Writ of Execution No.:
2011-SU-0001278
Property Address: 11 Oxwood Circle,
New Oxford, PA 17350
Parcel No.: 34,007-0092
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: Donald L. Roller Jr.
a/k/a Donald Roller Jr.
Attorneys for Plaintiff: Patrick J. Wesner,
Esq., 856-482-1400

Writ of Execution No.:
2011-SU-0001577
Property Address: 53 Hunterstown
Hampton Road, Gettysburg, PA 17325
Parcel No.: 38,022-0081
Municipality: Straban
Improvements: Residential Dwelling
Defendants: Stanley A. Plank Jr. and
Melissa Plank
Attorneys for Plaintiff: Patrick J. Wesner,
Esq., 856-482-1400

Writ of Execution No.:
2012-SU-0000255
Property Address: 252 Thomas Drive,
Gettysburg, PA 17325
Parcel No.: 30-106-0031
Municipality: Mount Joy
Improvements: Residential Dwelling
Defendants: Susan L. Lain a/k/a
Susan Lewis Lain, Individually and as
Administrator of the Estate of Robert
F. Lain II a/k/a Robert Freddie Lain II
Attorneys for Plaintiff: Kristine M.
Anthou, Esq., 412-281-7650

Writ of Execution No.:
2012-SU-0000220
Property Address: 128 Rodas Avenue,
Gettysburg, PA 17325
Parcel No.: 38,002,0074
Municipality: Straban
Improvements: Residential Dwelling
Defendants: Christopher J. Popovice
and Jennifer M. Popovice
Attorneys for Plaintiff: Richard E.
Thrasher, Esq., 717-334-2159

Writ of Execution No.:
2012-SU-0000307
Property Address: 1484 Cranberry
Road, York Springs, PA 17372
Parcel No.: (22) H05-00063
Municipality: Huntington
Improvements: Residential Dwelling
Defendants: Jessica R. Krishngner
Attorneys for Plaintiff: Andrew Gornall,
Esq., 215-627-1322

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James Muller
Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

10/19, 26 & 11/2

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 MARION S. BLACK, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Jessica J. Black, 34 West Middle Street, Gettysburg, PA 17325

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

ESTATE OF CLYDE W. CROUSE, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executrix: Jayme Hull, 301 Tinnan Avenue, Franklin, TN 37067

ESTATE OF DONALD KENT DAVIS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administratrix c.t.a.: Marian E. Davis, 141 Barlow Street, Gettysburg, PA 17325

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

ESTATE OF SUSAN A. ELLIS, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executrix: Stacie S. Burnside, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

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

ESTATE OF JOSEPH A. SCARSELLETTA, DEC'D

Late of the Borough of Bonneville, Adams County, Pennsylvania

Executor: Layne Scarselletta, c/o Daniel C. Herr, Esq., Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608

Attorney: Daniel C. Herr, Esq., Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608

ESTATE OF IDALIA M. SCHAEFFER, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Executrix: Isabel C. Lankford, 290-D Peach Glen-Idaville Road, Gardners, PA 17324

Attorney: John R. Zonarich, Esq., SkarlatosZonarich, LLC, 17 South Second Street, 6th Floor, Harrisburg, PA 17101

ESTATE OF FLORENCE L. SMITH, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrices: Rita M. Groft, 128 South Street, McSherrystown, PA 17344; Denise Groft Zinn, 731 Edgegrove Road, Hanover, PA 17331

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

SECOND PUBLICATION**ESTATE OF MARIE G. BAKER, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Co-Executrices: Darlene Barnhart, 252 Vincent Drive, McSherrystown, PA 17344; Mary Ann Roth, 399 School Street, York, PA 17402

ESTATE OF ROSEMARY A. HUNT, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325

Attorney: Teeter, Teeter & Teeter, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF LEE HAROLD KRAFT, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Timothy W. Kraft, 5307 Wentz Road, Manchester, MD 21102

ESTATE OF JAMES CURTIS OSBORNE, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Christiana L. Osborne, 1279 Wanda Drive, Hanover, PA 17331

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

ESTATE OF RICHARD F. WILAND, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executrix: Donna K. Blevins, 103 Hill Drive, Carlisle, PA 17013

Attorney: Karl E. Rominger, Esq., 155 South Hanover Street, Carlisle, PA 17013

THIRD PUBLICATION

(No Estate Notices Submitted)

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 16th day of November 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2011-SU-0001388
Property Address: 660 Shivers Corner Road, Gettysburg, PA 17325-8133
Parcel No.: 38-G09-0036-000
Municipality: Straban
Improvements: Residential Dwelling
Defendants: Mark D. Webb, in his capacity as Executor and Devisee of the Estate of Robert W. Edling
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000289
Property Address: 170 East York Street, Biglerville, PA 17307-9425
Parcel No.: 05004-0022---000
Municipality: Biglerville
Improvements: Residential Dwelling
Defendants: Kenneth W. King, Merline King, and Denise Engelberg
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000513
Property Address: 210 Upper Temple Road, Biglerville, PA 17307-9310
Parcel No.: 29D07-0011---000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Brian C. Weigle
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001377
Property Address: 109 West York Street, Biglerville, PA 17307
Parcel No.: 05003-0052---000
Municipality: Biglerville
Improvements: Residential Dwelling
Defendants: Justin K. Kerchner and Kristen L. Kerchner
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000558
Property Address: 1876 Stoney Point Road, East Berlin, PA 17316-9722
Parcel No.: 36-K06-0011F-000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Vanessa D. Little and John C. Balek Jr.
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001956
Property Address: 78 Maple Street, Littlestown, PA 17340-9665
Parcel No.: 06009-0098---000
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Richard A. Wilkinson Jr. and Stephanie L. Wilkinson
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001752
Property Address: 305 Harrisburg Street, East Berlin, PA 17316-9503
Parcel No.: 10004-0075---000
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: Charles H. Philips
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001026
Property Address: 147 Main Street, McSherrystown, PA 17344
Parcel No.: 28-002-0116
Municipality: McSherrystown
Improvements: Single level frame and T-III-sided ice cream shop on concrete slab
Defendants: James M. Bivens and Kimberly A. Bivens
Attorneys for Plaintiff: Keith Mooney, Esq., 717-299-5201

Writ of Execution No.:
2009-SU-0000197
Property Address: 74 Springfield Drive, New Oxford, PA 17350-8579
Parcel No.: 17-K09-0066-000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Paula Lara and Alfonso Lua
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0000778
Property Address: 7 Brooke Court, Unit 91, Gettysburg, PA 17325-6628
Parcel No.: 30, F18-0087---000
Municipality: Mount Joy
Improvements: Residential Dwelling
Defendants: David O. Smith
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

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James Muller
Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

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