

Adams County Legal Journal

Vol. 51

April 23, 2010

No. 49, pp. 334-341

IN THIS ISSUE

COMMONWEALTH VS. MUSE

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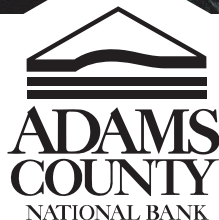
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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, John W. Phillips, Esq., Editor and Business Manager.

Subscribers should send subscriptions directly to the business office. Postmaster: Send address changes to Adams County Legal Journal, 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313.

Business Office – 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313. Telephone: (717) 334-1553

Periodicals postage paid at Gettysburg, PA 17325.

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-266 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 7th day of May, 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.:

ALL that tract of land situate, lying and being in Franklin Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Chambersburg Road at corner of Lot No. 3 on the hereinafter referred to Plan of Lots, thence by said Lot No. 3 and passing through a reference steel rod set back 25.01 feet from the last mentioned point, and also passing through a point set back 117.10 feet from the next mentioned point, North 36 degrees 39 minutes 25 seconds East 304, 10 feet to a steel rod on the Southern edge of the Sun Gas Line right of way at corner of other land now or formerly of Allen W. Beckett, thence by said other land of Allen W. Beckett, South 62 degrees 18 minutes 25 seconds East 192.35 feet to a steel rod, thence continuing by said land of Allen W. Beckett and passing through a reference steel rod set back 25.00 feet from the next mentioned point, South 36 degrees 39 minutes 25 seconds West 334.07 feet to a point in the centerline of said Chambersburg Road, thence in said Chambersburg Road and passing through a point set back 90.00 feet from the last mentioned point North 53 degrees 20 minutes 35 seconds West, 190.00 feet to a point in the centerline of Chambersburg Road, the point and place of BEGINNING.

CONTAINING 1.301 acres, more or less.

The above description was taken from a Plan of Lots prepared by Adams County Surveyors, dated June 21, 2003, recorded in Plat Book 85 at page 58 (erroneously designated as page 85 in the prior Deed), designating the above as Record Book 3000 at page 46 and Lot A Addition.

Tax ID #: D11-103

SEIZED and taken into execution as the property of **Heather Ann Thomas & Richard Howard Thomas** 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 May 28, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/9, 16 & 23

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, May 7, 2010 at 8:30 a.m.

FORNESS—Orphan's Court Action Number OC-36-2010. The First and Final Account of Adams County National Bank, Executor of the Estate of Norman O. Forness, late of the Borough of Gettysburg, Adams County, Pennsylvania, deceased.

Kelly A. Lawver
Clerk of Courts

4/23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2039 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-2039

NATIONSTAR MORTGAGE LLC
vs.

LESLIE E. ABENDSCHOEN

49 APPLE JACK LANE

LITTLESTOWN, PA 17340-1149

Parcel No.: 27-004-0012-011

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$109,994.15

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Leslie E. Abendschoen** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/16, 23 & 30

COMMONWEALTH VS. MUSE

1. It has long been the law in this Commonwealth that pat-downs or frisks are justified only for weapons. Intrusion into a pocket must be supported by reasonable fear that a weapon is present.

2. In a suppression proceeding, the Commonwealth bears the burden of establishing by a preponderance of the evidence the admissibility of those items the accused seeks to suppress.

3. Either an arrest or custodial detention must be supported by probable cause.

4. A person may be arrested without a warrant based on probable cause for disorderly conduct when there is ongoing conduct that imperils the personal security of any person or endangers public or private property.

5. Suspicion is not a substitute for probable cause as grounds for an arrest or search and seizure. Police have probable cause where the facts and circumstances within the officer's knowledge are sufficient to warrant a person of reasonable caution and belief that an offense has been committed. The determination of whether there is probable cause is based on the totality of the circumstance.

6. A defendant has no standing to contest the search and seizure of items he has voluntarily abandoned. The theory of abandonment adopted by Pennsylvania applies so long as improper police conduct did not induce defendant's abandonment of his personal property.

7. Abandonment is predicated on intent, which is determined from words, acts, and all relevant circumstances existing at the time the property is purportedly deserted. The issue is not abandonment in the strict property-right sense, but whether the person prejudiced by the search had voluntarily discarded, left behind, or otherwise relinquished his interest in the property in question so that he could no longer retain a reasonable expectation of privacy with regard to it at the time of the search.

8. It is settled that a petition for writ of habeas corpus is the proper means for testing a pre-trial finding that the Commonwealth has sufficient evidence to establish a *prima facie* case.

9. A *prima facie* case consists of evidence, read in the light most favorable to the Commonwealth, that sufficiently establishes both the commission of a crime and that the accused is probably the perpetrator of that crime.

10. Inferences reasonably drawn from the record that would support a guilty verdict are to be given effect but suspicion and mere conjecture are not.

11. If the Commonwealth is unable to prove Defendant's actual possession of the drugs, it must prove constructive possession or joint constructive possession.

12. Evidence that defendant was one of a group of persons on the scene where contraband is found is sufficient to support the inference of constructive possession. The evidence must establish that defendant had conscious dominion over the contraband. To prove conscious dominion, the Commonwealth must present evidence to show that the defendant had both the power to control the contraband and intent to exercise control over it.

In the Court of Common Pleas of Adams County, Pennsylvania,
Criminal, No. CR-492-2009, COMMONWEALTH OF PENNSYLVANIA VS. KENNETH M. MUSE.

Shawn C. Wagner, Esq., for Commonwealth
Robert J. Chester, Esq., for Defendant
Spicer, S.J., September 22, 2009

ADJUDICATION OF DEFENDANT'S OMNIBUS
PRE-TRIAL MOTIONS

Defendant's Omnibus Pre-Trial Motions, which were filed June 20, 2009, and amended July 13, 2009, include motions to suppress and for a writ of habeas corpus. Defendant requests that a) the Court suppress evidence seized by the police, and b) dismiss all charges filed against him. The undersigned Senior Judge conducted an evidentiary hearing on July 24, 2009.

At the hearing, Commonwealth offered the testimony of two members of the Littlestown Borough Police Department, Clemet R. Smith and Douglas Hilyard.¹ Defendant presented no evidence. At the conclusion of the hearing, both parties requested that the Court delay making findings of fact until written briefs were filed.

FACTUAL BACKGROUND IN NARRATIVE FORM

At approximately 11:40 p.m. on May 1, 2009, Officer Smith was on routine patrol in full uniform and in a marked police cruiser. He was traveling westbound on East King Street in Littlestown Borough, Adams County. Officer Smith heard what he described as loud and profane lyrics² coming from a vehicle parked at a fuel pump at a Sheetz convenience store. The officer drove his police vehicle into the Sheetz parking lot and pulled up beside Defendant's car,

¹Officer Smith was a part-time police officer with the Littlestown Borough Police Department at the time of the hearing, a position he has held for four years. Total police experience was 15 years and included West York Borough and Gettysburg Borough Police Departments. Officer Hilyard is a member of the Adams County Drug Task Force. He has been a police officer for six years and a member of the Drug Task Force for four. As a member of the Drug Task Force, Officer Hilyard has experience in identifying controlled substances and their packaging. He has dealt with pills and prescription narcotics.

²The officer apparently was referring to rap music played on a car stereo. He stated that it was lyrical in nature, but not music. Later, on cross-examination, he acquiesced to it being called music. He said a black female was uttering profane threats toward a black male. After asking what was wrong with the music, Defendant also asked, "don't children listen to that kind of music?" The officer responded, "absolutely not." Many people may find rap music unmusical and determine that it is especially inappropriate in a public place at that hour in Littlestown.

described as a white sedan.³ The officer stated that the rear passenger door was open and a pair of legs was protruding from within. He also said that a young white female was asleep in the front passenger seat⁴ and apparently owned the legs in question. The officer alighted from his vehicle to check on the passenger and noticed an African-American male, later identified as the Defendant, on the floor in the back of the vehicle working on something later determined to be the car's stereo system.

Officer Smith, intending to issue a citation for disorderly conduct, requested identification from Defendant. Defendant moved to the driver's seat in an effort to comply. He was unable to locate any form of identification and advised the officer that his identification might be in the trunk. Defendant exited the vehicle and proceeded to the trunk.

When Defendant got out of the car, Officer Smith noticed that a large prescription drug bottle fell out of the vehicle onto the parking lot and rolled to the back of the car. The officer said, "hey, you dropped your bottle. Hey, is that yours." Defendant continued to the rear of the vehicle without replying. Officer Smith picked up the bottle and gave it to Officer Hilyard, who had arrived at the scene.

Officer Hilyard testified that when he asked Defendant about the pill bottle, Defendant replied, "[w]hat bottle, man?" Looking at the label on the bottle, Officer Hilyard determined it belonged to a female. Before speaking to Defendant, the policeman opened the bottle and discovered pills of varying sizes, shapes, and colors. Believing that the pills inside the bottle were inconsistent with the labeling, Officer Hilyard advised Defendant that this was a violation of the drug act. Defendant told him that the pills belonged to a friend and said he would call her. Subsequently arrested, he did not contact the person.

Officer Hilyard said that he detained Defendant by handcuffing him (Officer Smith said Defendant was handcuffed to the rear of the police car), searching him, and placing him into the rear of his police cruiser. However, the officer informed Defendant that he was not under arrest. Although the officer testified that he "detained"

³ The Commonwealth's brief identifies the vehicle as a gold Acura, however, Officer Smith testified that the vehicle was a white sedan. This distinction is irrelevant to the determination of this Motion.

⁴ The witness never explained how the young woman managed to have her legs and feet protrude from the rear door while she was in the front passenger's seat.

Defendant in order to determine what was in the pill bottle and Defendant's identity, he had in fact already looked in the bottle before handcuffing Defendant and testified that he had no reason at that point to believe that Defendant was armed and dangerous.

Other than an indication that pills of different sizes and descriptions were in the container and that a woman's name appeared thereon, no testimony was given about the pills or the label.

Citing concerns for officer safety and following standard procedure, Officer Hilyard patted down Defendant prior to placing him in the police cruiser. *Miranda* warnings were not administered. Officer Hilyard felt a large bulge in Defendant's front left pocket that was consistent with a large amount of cash. Officer Hilyard testified that the bulge did not feel like a weapon or contraband but seized \$1,970 in cash from the pocket. He said he took it for safekeeping. Defendant explained that he had just been paid for selling crabs and the officer testified that he believed the explanation.

Once he placed Defendant in his police cruiser, Officer Hilyard told Defendant that he was "going to take a look in the car there, do you mind?" Defendant responded that he had no problem with that. Asked if there were any other controlled substances in the vehicle, Defendant replied that there was not.⁵ The officer did not inform Defendant of his right to refuse to give his consent.

As Officer Hilyard commenced a search of the vehicle, Officer Smith woke the sleeping female to inform her of what was occurring. Officer Smith concluded that the purse was in her possession because it was between her legs but asked her if the purse was hers. The female, identified as Heather Jarockicave, responded in the affirmative. Officer Smith asked if she minded if he took a look inside the purse and she said *no*. His search of the purse turned up two baggies containing a white, chalky, and chunky substance. Based on their experience, both officers believed the substance to be crack cocaine. The only thing the car search yielded was a large amount of clothing and personal items. Neither officer discovered any other contraband in the vehicle.

⁵Neither Defendant nor the female passenger were *Mirandized* before questioning ensued and searches were conducted. Although Officer Smith testified the passenger understood that she had the right to withhold her consent to a search, the record does not support a finding that he informed her of this right. Testimony about her understanding the request for consensual search and her right to refuse was elicited by two leading questions, both answered with *yes* and neither objected to.

After the powder was found in Ms. Jarockicave's purse, Defendant was advised that he was under arrest for possession of crack cocaine and a misbranded bottle.

On June 3, 2009, a Criminal Information was filed against Defendant charging him with one count of Possession With Intent To Deliver A Controlled Substance (Cocaine) in violation of 35 P.S. § 780-113(a)(30);⁶ one count of Criminal Conspiracy in violation of 18 Pa.C.S. § 903(a)(1);⁷ one count of Possession Of A Controlled Substance in violation of 35 P.S. § 780-113(a)(16);⁸ and one count of Possession Of Misbranded Controlled Substance in violation of 35 P.S. § 780-113(a)(1).⁹

CONCLUSIONS OF LAW

1. Officer Smith acted properly when he approached Defendant and asked him to turn down the volume of his stereo system.
2. He also properly asked for identification.
3. The officer had the Defendant in view while the latter alighted from the vehicle and described nothing that would indicate that the Defendant personally dropped the pill container or attempted to throw away or discard evidence. He merely said that the container dropped from Defendant's vehicle when the latter alighted from it. Thus he could not have reasonably suspected that Defendant was attempting to throw away or discard evidence.
4. The most reasonable inference to be drawn from testimony is that Defendant's action in getting out of the car accidentally caused the pill bottle to fall to the pavement.
5. Officer Hilyard had a right to detain Defendant and pat him down.
6. Lacking reasonable suspicion that Defendant was armed, the officer lacked the right to intrude into Defendant's pocket or to effectuate an arrest.
7. Even if Defendant were guilty of disorderly conduct, the violation would not support a warrantless arrest.

⁶Count I.

⁷Count II.

⁸Count III.

⁹Count IV.

8. Mere possession of a pill container with several sizes and kinds of pills would not support probable cause to arrest Defendant.
9. Commonwealth failed to establish valid consent by Defendant to a search of the vehicle. However, this is a moot point since nothing incriminating was found.
10. Although the undersigned might have some misgivings about Officer Smith's search of the purse, this Court is not justified in disregarding his statement that she understood her right to refuse consent and therefore rules that the search was consensual.
11. Defendant was subject to an unlawful search and seizure of the cash in his pocket.
12. The money seized must be suppressed.
13. Defendant is not entitled to have the purse's contents suppressed.
14. The circumstances of this case do not justify a finding of abandonment by Defendant of the pill container.
15. Officer Hilyard lacked probable cause to either open the pill container or to arrest Defendant. The contents must be suppressed.
16. Commonwealth has failed to establish Defendant's constructive possession of the purse and its contents.
17. Commonwealth has failed to establish Defendant's constructive possession of the pill container's contents.
18. The request for a writ of habeas corpus must be granted and the charges against Defendant must be dismissed.

DISCUSSION

Suppression

In many ways, the facts in this case resemble a classic situation involving an encounter that escalates to establishment of probable cause and a lawful arrest. A search of a purse indicated the presence of controlled substances. A pill container was dropped and rolled away. Defendant had a large amount of money in his pocket.

The problem with transition from suspicion to probable cause is the presence of several crucial gaps. Nothing indicates that the purse's contents were packaged consistent with sale. Really, nothing

was said about the pill container at the hearing except that more than one type of pill was in it and the label showed a woman's name. Defendant's initial disavowal of knowledge about it was most likely due to just that, a lack of knowledge. The car was cluttered and Defendant could understandably have been unaware that a pill container fell out when he went searching for identification. He later acknowledged knowing the person whose name appeared on the label and said he would call her.¹⁰ Officer Hilyard opened the container based apparently on his understanding that having more than one size pill in a container was a crime. He seized money as a result of a pat down designed to determine if weapons were present.

The provisions of 35 P.S. §780-113(a) make it unlawful for a person to possess any drug, device, or cosmetic that is misbranded. No evidence at the hearing established this fact. All that was shown was that pills of indefinite character other than varying sizes were in a prescription pill container. People use such containers for many purposes. An average citizen going on vacation and using a container for all that person's vitamins and prescription medicines would justifiably be shocked if accused of possessing misbranded controlled substances. Superior Court has previously acknowledged these facts of life and held that more than suspicion is required to open such a container. *Com v. Kelly*, 409 A.2d 21 (Pa. Super. 1979).

It has long been the law in this Commonwealth that pat-downs or frisks are justified only for weapons. Intrusion into a pocket must be supported by reasonable fear that a weapon is present. Such a fear was not established. *Com v. Taylor*, 771 A.2d 1261 (Pa. 2001).

Defendant's consent to a search of his car was invalid because the facts fail to show he actually consented and also because of the officer's failure to give *Miranda* warnings and inform Defendant that he had a right to refuse consent. However, since nothing was discovered of an incriminating nature, these deficiencies are of no moment.

We have previously commented about misgivings concerning cocaine found in Ms. Jarockicave's purse. The law in this area is interesting, to say the least. Commonwealth concedes that Defendant has standing to contest that search. The question begs, however, what benefit exactly accrues from such standing? He certainly was in no position to effectively litigate the validity of Ms.

¹⁰That person's name was not revealed to the Court but surely the police knew it.

Jarockicave's consent without her cooperation. She was not called to dispute the officer's assertion and we cannot justify disregarding or disbelieving Officer Smith's testimony. Therefore, the Court denies the suppression motion with respect to the purse's contents.

Continued to next issue (4/30/2010)

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-769 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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.:

By virtue of Writ of Execution
No. 09-S-769

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK AS
TRUSTEE FOR THE CERTIFICATE-
HOLDERS COWAL, INC. ALTERNATIVE
LOAN TRUST 2005-63 MORTGAGE
PASSTHROUGH CERTIFICATES,
SERIES 2005-63
VS.

JEVON E. DOLAN

109 HEMLOCK DRIVE
HANOVER PA 17331

Parcel No. (08) 021-0073---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$197,112.63

Attorneys for Plaintiff
Goldbeck, McCafferty & McKeever

SEIZED and taken into execution as
the property of **Jevon E. Dolan** and to be
sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 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.

As soon as the property is declared
sold to the highest bidder 20% of the
purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1979 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1979

CHASE HOME FINANCE LLC
vs.

WILLIAM BEALL, SR a/k/a WILLIAM E.
BEALL, SR
JEAN M. BEALL

122 CONEWAGO DRIVE
HANOVER PA 17331-8775

Parcel No.: 08-K14-224
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$223,405.61

Attorneys for Plaintiff
Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as
the property of **William Beall, Sr. a/k/a**
William E. Beall, Sr. & Jean M. Beall
and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 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.

As soon as the property is declared
sold to the highest bidder 20% of the
purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1974 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1974

BAC HOME LOANS SERVICING, L.P.
vs.

LINDA A. EDMONDS

190 MAPLE DRIVE
HANOVER PA 17331-8941

Parcel No.: (08) 024-0028---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$207,452.77

Attorneys for Plaintiff
Phelan Hallinan & Schmiegl, LLP

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

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 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.

As soon as the property is declared
sold to the highest bidder 20% of the
purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1862 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1862

ADAMS COUNT NATIONAL BANK
vs.

GETTYSBURG ECONOMIC
DEVELOPMENT CORPORATION

108 NORTH STRATTON STREET
GETTYSBURG PA 17325

Parcel No.: (16) 007-0125 &
(16) 007-0126

(Acreage or street address)

IMPROVEMENTS THEREON

JUDGMENT AMOUNT: \$2,075,800.67

Attorneys for Plaintiff
CGA LAW FIRM, P.C.

SEIZED and taken into execution as the property of **Gettysburg Economic Development Corporation** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-500 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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.:

By virtue of Writ of Execution
No. 08-S-500

US BANK NA
VS.

KEVIN M. GASPIN
SHARI ELLEN GASPIN

59 STEELMAN MARKER ROAD
FAIRFIELD PA 17320

Parcel No. (25) C18-0011A---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$279,296.82

Attorneys for Plaintiff
Daniel Mancini & Associates

SEIZED and taken into execution as the property of **Kevin M. Gaspin & Shari Ellen Gaspin** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1145 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1145

WELLS FARGO BANK, NA
VS.

IVY D. GRIFFIE

345 OXFORD ROAD
NEW OXFORD. PA 17350-9701

Parcel No: (35) 001-0129---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$184,526.77

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Ivy D. Griffie** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-77 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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. 010-S-77

SUSQUEHANNA BANK, formerly
Susquehanna Bank PA, Successor by
Merger to Community Banks
vs.

NICHOLAS T. MAVROS

and LONAA. MAVROS

6465 YORK ROAD, NEW OXFORD,
(BERWICK TOWNSHIP) PA 17350

Parcel No: (04) K11-0025--000

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$ 822,470.45

Attorneys for Plaintiff

Barley Snyder, LLC

SEIZED and taken into execution as
the property of **Nicholas T. Mavros &
Lona A. Mavros** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 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.

As soon as the property is declared
sold to the highest bidder 20% of the
purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1917 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1917

GMAC MORTGAGE, LLC

vs.

JAMES E. LYONS and AMY L. LYONS

9 MATHIAS ROAD
LITTELSTOWN, PA 17340-9106

Parcel No.: 15-J18-75

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$204,141.69

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as
the property of **James E. Lyons & Amy
L. Lyons** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 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.

As soon as the property is declared
sold to the highest bidder 20% of the
purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1823 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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.:

By virtue of Writ of Execution

No. 08-S-1823

HSBC BANK USA NA

VS.

ROBERT P. MASON

DONNA M. MASON

17 FAWN HILL ROAD
HANOVER, PA 17331

Parcel No. (04) I11-0239--0000

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$718,169.71

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as
the property of **Robert P. Mason &
Donna M. Mason** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 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.

As soon as the property is declared
sold to the highest bidder 20% of the
purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-86 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-86

CHASE HOME FINANCE LLC
VS.

DAVID J. MCMASTER and CHERYL A. MCMASTER

415 BARTS CHURCH RD
HANOVER, PA 17331-7704

Parcel No.: 41_K17-0077E-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$391,817.90

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **David J. McMaster & Cheryl A. McMaster** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-831 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-831

WELLS FARGO BANK, NA
VS.

CHRISTINA M. MCDANNELL

820 HONDA ROAD
HANOVER, PA 17331-8908

Parcel No: (32) J14-0080C-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$89,805.10

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Christina M. McDannell** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1869 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1869

CHASE HOME FINANCE LLC
VS.

SEAN H. MYERS and JESSICA A. HILL

1459 HANOVER ROAD
GETTYSBURG, PA 17325-7714

Parcel No: (38) G13-0069-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$ 102,558.37

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Sean H. Myers & Jessica A. Hill** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-355 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-355

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR CREDIT SUISSE
FIRST BOSTON MBS HEAT 2004-4
vs.

MARK A. PEVARNIK
and SHANNON R. PEVARNIK

11 DAKOTA DRIVE
HANOVER, PA 17331-7727

Parcel No.: (08) 012-0072---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$188,413.05

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Mark A. Pevarnik & Shannon R. Pevarnik** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1853 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1853

OCWEB KIAB SERVICING, LLC
VS.

MICHAEL E. NAZELROD
92 SAINT MICHAEL'S WAY
HANOVER PA 17331

PARCEL NO. (08) 014-0069-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$242,670.63

Attorneys for Plaintiff
Udren Law Offices, P.C.

SEIZED and taken into execution as the property of **Michael E. Nazelrod** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1078 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1078

BAC HOME LOANS SERVICING, LP.
VS.

BARRY H. ORING
42 BONNIEFIELD CIRCLE
GETTYSBURG, PA 17325-7827

Parcel No.: 06_009-0087---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$192,773.75

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Barry H. Oring** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-196 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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. 9-S-196

WELLS FARGO BANK, N.A.

vs.

IVAN RICHARDSON
and REBECCA M. RICHARDSON

315 PEACH GLEN-IDAVIDLE ROAD
GARDNERS, PA 17324

Parcel No.: 22-G03-0091---000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$48,535.84

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Ivan Richardson & Rebecca M. Richardson** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1487 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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.:

By virtue of Writ of Execution
No. 09-S-1487

BAC HOME LOANS SERVICING LP
VS.

CHUB N. RADABAUGH JR.

VALERIE S. RADABAUGH

29 BURNSIDE DRIVE
EAST BERLIN PA 17316

Parcel No. (24) 003-0008---000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$154,034.12

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Chub N. Radabaugh, Jr. & Valerie S. Radabaugh** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1256 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution

No. 08-S-1256

CITIMORTGAGE, INC.

VS

PAUL C. PLANK

2280 BALTIMORE PIKE
GETTYSBURG PA 17325-7014

PARCEL NO. (30) G15-0010-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$191,932.33

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Paul C. Plank** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1798 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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.:

All that lot of ground in Butler Township, Adams County, Pennsylvania, containing approximately 2.01 Acres and known as 155 Apple Way Road, Gettysburg, PA 17325, more particularly described in Adams County Record Book 2857, at page 198.

Parcel No. (07) E09-0016A-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

By virtue of Writ of Execution
No. 09-S-1798

ADAMS COUNTY NATIONAL BANK
VS.

ROGER L. SPRAGUE
MARY SPRAGUE
DEBBIE K. MORETON

JUDGMENT AMOUNT: \$355,364.59

Attorneys for Plaintiff
Puhl, Eastman & Thrasher

SEIZED and taken into execution as the property of **Roger L. Sprague & Mary Sprague & Debbie K. Moreton** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1982 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1982

CHASE HOME FINANCE LLC
vs.

VANDRINA ROGERS

46 STONYBROOK LANE
NEW OXFORD, PA 17350-8581

Parcel No.: 17.K09-126
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$298,173.28

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Vandrina Rogers** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1839 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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.:

By virtue of Writ of Execution
No. 09-S-1839

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY
VS.

JILLIAN E. ROSEN

91 CURTIS DRIVE
EAST BERLIN PA 17316

Parcel No. (37) 002-0002---000
(Acreage or street address)

IMPROVMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$162,399.54

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

SEIZED and taken into execution as the property of **Jullian E. Rosen** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-417 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-417

US BANK, NATIONAL ASSOCIATION
AS TRUSTEE FOR JPM ALT 2006-S3
vs.
JEREMY R. STAMBAUGH
and ELIZABETH A. GARTRELL

45 NORTH QUEEN STREET
LITTLESTOWN, PA 17340-0000

Parcel No.: 27-008-0096-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,956.31

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Jeremy R. Stambaugh & Elizabeth A. Gartrell** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1871 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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.:

By virtue of Writ of Execution
No. 09-S-1871

DEUTSCHE BANK NATIONAL TRUST
COMPANY
VS.
CHARLES J. STEVENS
SANDRA A. STEVENS

320 BOLLINGER ROAD
LITTLESTOWN PA 17340

PARCEL NO. (15) J18-0116---000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$267,987.65

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

SEIZED and taken into execution as the property of **Charles J. Stevens & Sandra A. Stevens** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1403 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 21st day of May, 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-1403

WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC.
vs.
WILLIAM R. WALB, III

512 MAIN STREET
MCSHERRYSTOWN, PA 17344-1809

Parcel No.: 28-005-0251---000
(Acreage or street address)

INPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$83,742.19

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **William R. Walb, 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 June 11, 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.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/23, 30 & 5/7

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 JUNE E. HALL a/k/a JUNE ELIZABETH HALL, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executors: Raymond W. Newman, 799 Bottom Road, Orrtanna, PA 17353; Brenda Hall, 2802 15th Street South, Unit G, Fargo, ND 58103-5958

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

ESTATE OF JAMES MORGAN HUNT, DEC'D

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

Executrix: Marian L. Morgan, 31 Raven Trail, Carroll Valley, PA 17320

ESTATE OF JOHN D. PLANK a/k/a JOHN DAVID PLANK, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executor: Kevin L. Arnsberger, 211 Shriver's Corner Road, Gettysburg, PA 17325

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

ESTATE OF MARY A. STRICKLAND a/k/a MARY AVALENE STRICKLAND, DEC'D

Late of Straban Township, Adams County, Pennsylvania

David A. Strickland, 190 Longview Boulevard, Gettysburg, PA 17325

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

ESTATE OF CLYDE E. WILLIAMS, JR., DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: James E. Williams, 325 Belmont Road, Gettysburg, PA 17325; David C. Williams, 231-1/2 Poplar Street, Hanover, PA 17331

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

SECOND PUBLICATION

ESTATE OF ELIZABETH B. FEESER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executor: Steven W. Hawks, 78 Rondout Harbor, Port Ewen, NY 12466

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

ESTATE OF DOROTHY K. HECKMAN, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: Donald C. Heckman, 14 Slate Hill Rd., Camp Hill, PA 17011; Nancy H. Costella, 3255 Biglerville Rd., Biglerville, PA 17307

Attorney: John R. White, Esq., Campbell & White, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARY CATHERINE MARSHALL, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Sterling Douglas Leach, Jr., 511 Westview Road, Needmore, PA 17238

Attorney: John R. White, Esq., Campbell & White, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF ALLEN I. McDONNELL, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Nesa J. Mudd, 324 Victor Street, Gettysburg, PA 17325; Dennis A. McDonnell, 10 End Street, Savannah, GA 31419

Attorney: John R. White, Campbell & White, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARY KATHERINE McGLAUGHLIN, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: George C. Harbaugh, 20 Gin Trail, Fairfield, PA 17320; Steve E. McGlaughlin, 15 Mill Drive, Dillsburg, PA 17019

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

ESTATE OF DOLORES M. WOLF, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executors: Trina M. Vain, 2061 Stoverstown Road, Spring Grove, PA 17362; Elaine M. Breighner, 23 Center Street, Hanover, PA 17331

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

THIRD PUBLICATION

ESTATE OF WILLIAM C. GARDE a/k/a WILLIAM CRAIG GARDE, DEC'D

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

Barbara L. Garde, 14 Ski Run Trail, Fairfield, PA 17320

Attorney: Phillips & Phillips, 101 W. Middle St., Gettysburg, PA 17325

ESTATE OF GERALD C. MCCARTHY, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executors: Joseph R. Zeigler and Marilyn W. Zeigler, 1030 Beecherstown Road, Biglerville, PA 17307

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

ESTATE OF MARY J. MYERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrices: Judy Mae Myers-Moore & Patricia L. Myers a/k/a Patricia Lee Weitkamp, c/o Matthew L. Guthrie, Esq., Guthrie, Nonemaker, Yingst & Hart, 40 York Street, Hanover, PA 17331

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

ESTATE OF RICKY O. STALEY, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: Scott C. Baker, 10942 Coral Ridge Road, Fayetteville, PA 17222

Attorney: Timothy W. Misner, Esq., 39 South Broad Street, Waynesboro, PA 17268-1610

ESTATE OF DOLORES M. STAMETS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Steven B. Stamets, 701 Smallwood Rd., Rockville, MD 20850

THIRD PUBLICATION (CONTINUED)

ESTATE OF KATHRYN L. SWISHER,
DEC'D

Late of Hamiltonban Township, Adams
County, Pennsylvania

Deborah Shockey, 1241 Iron Springs
Road, Fairfield, PA 17320; Shirley
Scott, 285 Cold Springs Road,
Gettysburg, PA 17325

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

SHERIFF'S SALE

IN PURSUANCE of a Writ of
Execution, Judgment No. 09-S-1326
issuing out of Court of Common Pleas
Adams County, and to me directed, will
be exposed to Public Sale on Friday, the
21st day of May, 2010, at 10:00 o'clock in
the forenoon at the Sheriff's Office locat-
ed in the Courthouse, Borough of
Gettysburg, Adams County, PA, the fol-
lowing Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1326

GMAC MORTGAGE, LLC

vs.

MARIE E. WASCO

14 COLONIAL COURT,
LITTLESTOWN, PA 17340-1528

Parcel No: (27) 011-0141---000
(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,693.54

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as
the property of **Marie E. Wasco** and to
be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 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 proper-
ty on or before filing date.

ALL claims to property must be filed
with Sheriff before sale.

As soon as the property is declared
sold to the highest bidder 20% of the
purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/23, 30 & 5/7

SHERIFF'S SALE

IN PURSUANCE of a Writ of
Execution, Judgment No. 09-S-1904
issuing out of Court of Common Pleas
Adams County, and to me directed, will
be exposed to Public Sale on Friday, the
21st day of May, 2010, at 10:00 o'clock in
the forenoon at the Sheriff's Office locat-
ed in the Courthouse, Borough of
Gettysburg, Adams County, PA, the fol-
lowing Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution

No. 09-S-1904

CITIMORTGAGE INC S/B/M ABN
AMRO MORTGAGE GROUP INC.

vs.

BRUCE KIDWELL

2902 HANOVER PIKE
HANOVER, PA 17331-8843

Parcel No.: 08-K15-0028-000
(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$202,354.97

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as
the property of **Bruce Kidwell** and to be
sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 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 proper-
ty on or before filing date.

ALL claims to property must be filed
with Sheriff before sale.

As soon as the property is declared
sold to the highest bidder 20% of the
purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of
Execution, Judgment No. 09-S-1777
issuing out of Court of Common Pleas
Adams County, and to me directed, will
be exposed to Public Sale on Friday, the
21st day of May, 2010, at 10:00 o'clock in
the forenoon at the Sheriff's Office locat-
ed in the Courthouse, Borough of
Gettysburg, Adams County, PA, the fol-
lowing Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution

No. 09-S-1777

HSBC BANK USA NA
VS.

RANDY M. KNOX

JOYCE A. KNOX

361 B SHIPPENSBURG ROAD
BIGLERVILLE PA 17307

Parcel No: (29) C07-0004---000.01
(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$205,921.32

Attorneys for Plaintiff

Udren Law Offices, P.C.

SEIZED and taken into execution as
the property of **Randy M. Knox & Joyce
A. Knox** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 11, 2010, and
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ty on or before filing date.

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purchase price or all of the cost,
whichever may be the higher, shall be
paid forthwith to the Sheriff.

4/16, 23 & 30