

Adams County Legal Journal

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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

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of Sec. 311 of the Act of Assembly of December 16, 1982, 54 Pa. C.S.A. §311, that an application for registration of a fictitious name was filed on September 28, 2012 with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, for the conducting of a business under the fictitious name of THE COUNTRY END BAY with its principal office or place of business at 52 Bluebird Trail, Fairfield, PA 17320. The name and address of the person owning or interested in said business is: Sheila M. Eiker, 52 Bluebird Trail, Fairfield, PA 17320.

Alan Kim Patrono, Esq.
Patrono & Associates, LLC

10/19

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, in compliance with the requirements of Section 311, of Act 1982 – 295 (54 Pa. C.S.A. §311), the undersigned entity(ies) announce their intention to file in the Office of the Secretary of the Commonwealth of Pennsylvania, on approximately September 27, 2012, a certificate for the conduct of a business in Adams County, Pennsylvania, under the assumed or fictitious name, style, or designation of FERRARA - KAMPSTRA, with its principal place of business at 247 Baltimore Street, Gettysburg, Pennsylvania 17325. The names and addresses of the persons owning or interested in said business are Leonard J. Ferrara and James V. Kampstra, residing at 759 McClellan Drive, Gettysburg, Pennsylvania 17325 and 7489 Lincoln Way East, Fayetteville, Pennsylvania 17222.

The character or nature of the business is financial planning/advising and pension administration.

James V. Kampstra
247 Baltimore Street
Gettysburg, PA 17325
717-334-0097

10/19

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION
No. 2012-1390

IN RE: BABY GIRL KMIECIAK
A Minor

TERMINATION OF PARENTAL RIGHTS OF JOSE CASTALEN

TO: JOSE CASTALEN

You are hereby notified that a Petition for Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child, BABY GIRL KMIECIAK, having been born May 8, 2012. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Court Room No. 6 (Orphans' Court Room), on the Third Floor of the Lancaster County Court House, situate at 50 North Duke

Street, Lancaster, Pennsylvania, with said hearing to be held on Thursday, November 1, 2012 at 10:40 a.m. If you do not appear at this hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without you being present.

You are also notified that following the hearing to consider ending your rights to your child, an adoption hearing may be held; as a result of which, the Court may decree that an adoption take place whereby your child shall be adopted by another and all parental rights with respect to the child shall be placed in another.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Court Administrator's Office
Lancaster County Court House
50 North Duke Street
Lancaster, PA 17602
Telephone No. 717-299-8041

10/12 & 19

CITIMORTGAGE VS. BROWN

1. Preliminary objections will be sustained only where the case is clear and free from doubt.

2. A party may litigate as a real party in interest after becoming the assignee of a mortgage.

3. Pennsylvania is a fact-pleading state; a complaint must not only give the defendant notice of what the plaintiff's claim is and the grounds upon which it rests, but the complaint must also formulate the issues by summarizing those facts essential to support the claim.

4. Although Plaintiff has alleged in its response to Defendant's Preliminary Objections that it is the successor by merger to ABN AMRO Mortgage Group, Inc., Plaintiff is required to aver such facts and attach supporting documentation, if any, to its Complaint.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 11-S-1638. CITIMORTGAGE, INC. s/b/m TO ABN
AMRO MORTGAGE GROUP, INC. VS. MARK A. BROWN.

Joseph P. Schalk, Esq., for Plaintiff

Mark A. Brown, Defendant, *pro se*

Campbell, J., May 8, 2012

OPINION

Before this Court are Defendant Mark A. Brown's Preliminary Objections to Plaintiff CitiMortgage, Inc.'s Complaint in Mortgage Foreclosure filed March 21, 2012. For the reasons stated herein, Defendant's Preliminary Objections are overruled in part and sustained in part.

On November 2, 2011, Plaintiff initiated this cause of action by filing its Complaint in Mortgage Foreclosure against Defendant seeking *in rem* judgment in the amount of \$104,377.25 together with interest, costs, fees, and other charges collectible under the mortgage. On March 21, 2012, Defendant filed Preliminary Objections to Plaintiff's Complaint, and on April 2, 2012, Defendant filed his Brief in Support of Preliminary Objections. On April 17, 2012, Plaintiff filed its Response and Brief in Opposition to Defendant's Preliminary Objections.

It is well established under Pennsylvania law that when ruling on preliminary objections, the Court must accept as true all well-pleaded allegations of material fact as well as all inferences reasonably deducible from those facts. *Ballroom, LLC v. Commonwealth*, 984 A.2d 582, 586 n.3 (Pa. Cmwlth. 2009) (citations omitted). Preliminary

objections will be sustained only where the case is clear and free from doubt. *Rambo v. Greene*, 906 A.2d 1232, 1235 (Pa. Super. 2006).

Defendant first alleges that he was not properly served with Plaintiff's Complaint in compliance with the December 27, 2011 Order.

Under Pennsylvania Rule of Civil Procedure 402:

- (a) [o]riginal process may be served
 - (1) by handing a copy to the defendant; or
 - (2) by handing a copy
 - (i) at the residence of the defendant to an adult member of the family with whom he resides; but if no adult member of the family is found, then to an adult person in charge of such residence; or
 - (ii) at the residence of the defendant to the clerk manager of the hotel, inn, apartment house, boarding house or other place of lodging at which he resides;
 - (iii) at any office or usual place of business of the defendant to his agent or the person for the time being in charge thereof.

Pa. R. Civ. P. 402.

However, if service cannot be accomplished in accordance with Rule 402, Pennsylvania Rule of Civil Procedure 430 authorizes special service, specifically providing that "[i]f service cannot be made under the applicable rule the plaintiff may move for a special order directing the method of service." **Pa. R. Civ. P. 430(a)**. Additionally, the motion must be accompanied by an affidavit "stating the nature and extent of the investigation which has been made to determine the whereabouts of the defendant and the reasons why service cannot be made." *Id.* If service by publication is authorized by order of court, it shall be accomplished by advertising a notice of the action once in a legal publication and shall contain the caption of the action, names of parties, and the nature of the action. **Pa. R. Civ. P. 430(b)(1)**. Finally, Rule 430(b) provides a form for notice by publication. *Id.*

Instantly, Defendant was properly served with Plaintiff's Complaint. Plaintiff attempted to comply with service pursuant to Rule 402 at the mortgaged premises at 6555 York Road, New Oxford, Pennsylvania. However, the Sheriff's return of service indicated that Defendant did not reside at that residence.

On December 22, 2011, Plaintiff filed its Motion for Service Pursuant to Special Order of Court wherein it alleged that attempts to serve Defendant at the mortgaged premises were unsuccessful, and that Plaintiff had made good faith efforts to locate Defendant. By Order dated December 27, 2011, Plaintiff was permitted to obtain service of its Complaint on Defendant by posting at the premises by the Sheriff, by first class mail at P.O. Box 526, New Oxford, Pennsylvania 17350 and 6555 York Road, New Oxford, Pennsylvania 17350, and by publication pursuant to Pennsylvania Rule of Civil Procedure 430(b)(1). Each type of service authorized by the December 27, 2011 Order was accomplished as evidenced by affidavits filed by Plaintiff on February 3, 2012; February 21, 2012; and March 6, 2012, respectively. Each affidavit was executed subject to penalties for unsworn falsification for authorities and indicated that Plaintiff complied with the requirements of the December 27, 2011 Order for special service. This Court has no reason to believe that special service of Plaintiff's Complaint was not accomplished. Therefore, Defendant's Preliminary Objection alleging improper service is overruled.

Defendant also argues that Plaintiff lacks standing to bring its action because Plaintiff is not the real party in interest. Pennsylvania Rule of Civil Procedure 2002 states that "[e]xcept as otherwise provided in clauses (b), (c) and (d) of this rule, all actions shall be prosecuted by and in the name of the real party in interest, without distinction between contracts under seal and parol contracts." **Pa. R. Civ. P. 2002.** A real party in interest is a "[p]erson who will be entitled to benefits of action if successful ... [and] [a] party is a real party in interest if it has the legal right under the applicable substantive law to enforce the claim in question." *Cole v. Boyd*, 719 A.2d 311, 312-13 (Pa. Super. 1998). A party may litigate as a real party in interest after becoming the assignee of a mortgage. *US Bank N.A. v. Mallory*, 982 A.2d 986, 994 (Pa. Super. 2009) [citing *Brown v. Esposito*, 42 A.2d 93 (Pa. Super. 1945)].

Instantly, Plaintiff has not sufficiently alleged in its Complaint that it is the real party in interest. In fact, Plaintiff's Complaint makes no reference as to how Plaintiff acquired its interest in the mortgage. In response to Defendant's Preliminary Objections, rather than in its Complaint, Plaintiff has alleged that it "acquired the assets of ABN Amro Mortgage Company by merger and under prevailing law," and that Plaintiff "is not required to obtain an [a]ssignment when it is the owner in fact by acquisition." **Pl.'s Resp. to Def.'s Prelim. Obj., ¶ 15.** Plaintiff also alleged in its response to Defendant's Preliminary Objections that it "is a successor by merger to ABN AMRO Mortgage Group, Inc., the original [m]ortgage lender." *Id.* ¶ 21. To support its allegations of ownership of the mortgage by merger, Plaintiff attached to its response a copy of the Certificate of Ownership that merged ABN AMRO Mortgage Group, Inc., a Delaware corporation, with CitiMortgage, Inc., a New York Corporation as well as a Certificate of Merger of ABN AMRO Mortgage Group, Inc. into CitiMortgage, Inc. **Pl.'s Resp. to Def.'s Prelim. Obj., Ex. G.** However, Plaintiff is required to plead with detail its relationship to ABN AMRO Mortgage Group, Inc. and attach any supporting documents to substantiate that relationship in its Complaint. Therefore, Plaintiff has not sufficiently alleged in its Complaint that it is the legal owner of the mortgage at issue, and Defendant's Preliminary Objection based on lack of capacity to sue based on Plaintiff's failure to allege its ownership in the mortgage is sustained.

Defendant also argues that Plaintiff lacks the capacity to sue because it allegedly failed to provide Defendant with Act 6 and Act 91 notices prior to commencing an action in mortgage foreclosure against Defendant. According to Act 6 notice requirements, prior to foreclosing on a mortgage, a residential mortgage lender must give the residential mortgage debtor notice of its intention to do so at least 30 days in advance. **41 P.S. § 403(a).** The notice as provided in Section (a) must be sent in writing to the residential mortgage debtor by registered or certified mail at his last known address, and if different, at the residence which is the subject of the residential mortgage. *Id.* **§ 403(b).** Additionally, Act 91 requires that a mortgagee who wishes to foreclose on a property must send a notice containing specific information, including, among other things, that the mortgagor may qualify for financial assistance. **35 P.S. § 1680.403c(b)(1).**

The Act 91 notice must be sent to the mortgagor at his last known address and the mortgagor must be at least 60 days delinquent in his mortgage payments. *Id.* § **1680.403c(a)**. Notice pursuant to Act 91 “has been held to be jurisdictional and [the] failure to provide proper notice deprives the Court of subject matter jurisdiction.” *Philadelphia Housing Auth. v. Barbour*, 592 A.2d 47, 48 (Pa. Super. 1991).

In its Complaint, Plaintiff simply alleged that the Notices were sent to Defendant on the date set forth thereon. However, Plaintiff failed to attach to its Complaint the Notices that were allegedly sent to Defendant. Then, in its response to Defendant’s Preliminary Objections, Plaintiff alleged that it sent Defendant a combined Act 6/ Act 91 Notice dated July 8, 2011 to the property address, 6555 York Road, New Oxford, Pennsylvania 17350. In this Court’s view, Plaintiff was required to specifically plead in its Complaint when and to which addresses it allegedly sent the Notices to Defendant and attach any such supporting documentation thereto. Therefore, Plaintiff has not sufficiently alleged in its Complaint that it sent Defendant the required Act 6 and Act 91 Notices, and Defendant’s Preliminary Objection based on Plaintiff’s failure to send such notices is sustained.

Defendant further argues that Plaintiff’s Complaint is insufficiently specific. A complaint may fail to conform with a rule of law or court if it does not provide the requisite facts pursuant to Pennsylvania law. “Pennsylvania is a fact-pleading state; a complaint must not only give the defendant notice of what the plaintiff’s claim is and the grounds upon which it rests, but the complaint must also formulate the issues by summarizing those facts essential to support the claim.” *Lerner v. Lerner*, 954 A.2d 1229, 1235 (Pa. Super. 2008) (citation omitted). Moreover, to determine if a complaint fails for insufficient specificity, the main inquiry is whether the complaint is sufficiently clear to enable the defendant to prepare his defense. *Rambo v. Greene*, 906 A.2d 1232, 1236 (Pa. Super. 2006) (citation and quotation omitted).

In mortgage foreclosure actions, Pennsylvania Rule of Civil Procedure governs what a plaintiff must include in its Complaint, including:

- (1) the parties to and the date of the mortgage, and of any assignments, and a statement of the place of record of the mortgage and assignments.

- (2) a description of the land subject to the mortgage;
- (3) the names, addresses and interests of the defendants in the action and that the present real owner is unknown if the real owner is not made a party;
- (4) a specific averment of default;
- (5) an itemized statement of the amount due; and
- (6) a demand for judgment for the amount due.

Pa. R. Civ. P. 1147.

Plaintiff has not complied with the requirements of Rule 1174, because, as previously discussed, Plaintiff's Complaint fails to aver how it allegedly acquired interest in the mortgage. Plaintiff's Complaint has no mention of an assignment from ABN AMRO Mortgage Group, Inc. to CitiMortgage or any other allegation as to how Plaintiff acquired ownership of the mortgage, including succession by merger.¹ Although Plaintiff has alleged in its response to Defendant's Preliminary Objections that it is the successor by merger to ABN AMRO Mortgage Group, Inc., Plaintiff is required to aver such facts and attach supporting documentation, if any, to its Complaint. Therefore, Defendant's Preliminary Objection based on insufficiency specificity is sustained.

Defendant also argues that the verification attached to Plaintiff's Complaint is deficient. Pennsylvania Rule of Civil Procedure 1024(c) provides that:

[t]he verification shall be made by one or more of the parties filing the pleading unless all the parties (1) lack sufficient knowledge or information, or (2) are outside the jurisdiction of the court and the verification of none of them can be obtained within the time allowed for filing the pleading. In such cases, the verification may be made

¹ In all other respects, however, Plaintiff has complied with Rule 1147. Paragraph Two of Plaintiff's Complaint states the name, address and interest of Defendant. Paragraph Three describes the mortgage, including the date the mortgage was made, and the recording information for the mortgage. Paragraph Four refers to the legal description of the land subject to the mortgage, and a copy of the description is attached to Plaintiff's Complaint. Paragraph Five specifically states that the mortgage is in default, and Paragraph Six provides an itemized statement of the amount due. Finally, Plaintiff's "Wherefore" clause demands *in rem* judgment against Defendant.

by any person having sufficient knowledge or information and belief and shall set forth the source of his information as to matters not stated upon his own knowledge and the reason why the verification is not made by a party.

Pa. R. Civ. P. 1024(c).

Instantly, the verification attached to Plaintiff's Complaint contains the signature of Bernita Bell, Document Control Officer of CitiMortgage, Inc. The verification indicates that Ms. Bell is authorized to make the verification, and that the statements in Plaintiff's Complaint are true and correct to the best of Ms. Bell's knowledge, information, and belief. However, based on this Court's previous discussion, this verification is insufficient insofar as it assumes that CitiMortgage is the real party in interest to this litigation. Therefore, Defendant's Preliminary Objection based on a deficient verification is sustained.²

Therefore, for the reasons stated herein, Defendant's Preliminary Objections are overruled in part and sustained in part. Accordingly, the attached Order is entered.

ORDER

AND NOW, this 8th day of May 2012, Defendant Mark A. Brown's Preliminary Objections to Plaintiff CitiMortgage, Inc.'s Complaint are overruled in part and sustained in part. Defendant's Preliminary Objection based on improper service is overruled. Defendant's remaining Preliminary Objections are sustained. Plaintiff's Complaint is dismissed without prejudice. Plaintiff is granted 20 days from the date of this Order to file an Amended Complaint.

² If Plaintiff had sufficiently pleaded its ownership of the mortgage, *i.e.* that it obtained the mortgage by merger, Plaintiff's verification would be sufficient.

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

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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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10/19, 26 & 11/2

SHERIFF SALES

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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>

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 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

SECOND PUBLICATION

(No Estate Notices Submitted)

THIRD PUBLICATION**ESTATE OF PAUL EUGENE CARL a/k/a PAUL E. CARL, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Nelson Howard Leiphart, 678 Wenksville Road, Biglerville, PA 17307; Daniel Eugene Carl, 676 State Street, Lemoyne, PA 17043

Attorney: John J. Mooney III, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF RICHARD J. DICKSON, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Patricia Dickson, 34 West Mountain Top Drive, Orrtanna, PA 17353

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

ESTATE OF KATHERINE E. KELLER, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Leslie G. Baust, 1419 Bendersville-Wenksville Road, Aspers, PA 17304

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

ESTATE OF ELVA G. KUHN, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Co-Executrices: Sandra Kuhns Sneeringer, 33 Ocker Avenue, Littlestown, PA 17340; Sharon Kuhns Rippman, 48 Cannon Lane, Gettysburg, PA 17325

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

ESTATE OF BEVERLY W. MANLEY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Sharon Bilenki, 452 Seward Avenue, Baltimore, MD 21225

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

ESTATE OF STEPHANIE M. POTISK, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Steven F. Potisk, 2314 Persimmon Drive, Ijamsville, MD 21754

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

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. 11-S-1920

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATE
HOLDERS CWALT, INC. ALTERNATIVE
LOAN TRUST 2006-OA21 MORTGAGE
PASS-THROUGH CERTIFICATES
SERIES 2006-OA21

vs.

TIMOTHY RILL and THERESA RILL

NOTICE

TO: TIMOTHY RILL and THERESA RILL

You are hereby notified that on DECEMBER 12, 2011, Plaintiff, THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA21 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OA21, 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. 11-S-1920. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 306-306 1/2 SOUTH STREET, HANOVER, PA 17331 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 ABOVE RIGHT. 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

10/19

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Business Name was or will be filed with the Department of State, Commonwealth of Pennsylvania, for KEYSTONE BUILDER ADS. The said application has been filed pursuant to 54 Pa. C.S.A §311 under the provisions of the Business Corporation Law of 1998 of the Commonwealth of Pennsylvania.

The principal place of business of Keystone Builder Ads is 146 Hospital Drive, Gettysburg, PA 17325.

The parties to the registration are: Dimitri Ganas, 146 Hospital Drive, Gettysburg, PA 17325 and Evelyn Ganas, 146 Hospital Drive, Gettysburg, PA 17325.

Lynn G. Peterson, Esq.
Peterson & Peterson
Solicitor

10/19