

Adams County Legal Journal

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IN THIS ISSUE

AC&T VS. PLUMMER

Our Trust department
makes a business of caring
for other people's property.

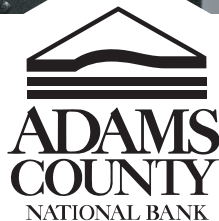
Karen Arthur
Trust Officer



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-924 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-924

THE BANK OF NEW YORK TRUST
COMPANY

vs.

JERRY LEE WILLIAMS

1532 SELLS STATION ROAD
LITTLESTOWN, PA 17340

Parcel No: (4127) K16-0017---000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$ 125,957.63

Attorneys for Plaintiff

Goldbeck, McCafferty & McKeever

SEIZED and taken into execution as the property of **Jerry Lee Williams** 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.

4/30, 5/7 & 14

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
NO. 08-S-1661

BAC HOME LOANS SERVICING, L.P.
F/K/A COUNTRYWIDE HOME LOANS
SERVICING, L.P.

vs.

JOHN J. KAUFFMAN & REBECCA A.
KAUFFMAN

NOTICE TO: JOHN J. KAUFFMAN &
REBECCA A. KAUFFMAN

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Being Premises: 8486 CARLISLE PIKE,
YORK SPRINGS, PA 17372

Being in HUNTINGTON Township,
County of ADAMS Commonwealth of
Pennsylvania

Parcel# 22-104-0069-000

Improvements consist of residential
property.

Sold as the property of JOHN J. KAUFF-
MAN & REBECCA A. KAUFFMAN

Your house (real estate) at 8486
CARLISLE PIKE, YORK SPRINGS, PA
17372 is scheduled to be sold at the
Sheriff's Sale on JUNE 18, 2010 at 10:00
A.M. at the ADAMS County Courthouse
to enforce the Court Judgment of
\$103,750.72 obtained by BAC HOME
LOANS SERVICING, L.P. F/K/A COUN-
TRYWIDE HOME LOANS SERVICING,
L.P. (the mortgagee), against the above
premises.

Phelan Hallinan & Schmiegl, LLP
Attorney for Plaintiff

5/7

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
NO. 09-S-1538

DEUTSCHE BANK TRUST COMPANY
AMERICAS AS TRUSTEE FOR RALI
2007QS3

vs.

JUSTIN R. GOUKER

NOTICE TO: JUSTIN R. GOUKER

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Being Premises: 59 JAMES AVENUE,
LITTLESTOWN, PA 17340-1107

Being in the Borough of LITTLESTOWN,
County of ADAMS Commonwealth of
Pennsylvania

Parcel Number 1: 27-008-0047

Improvements consist of residential
property.

Sold as the property of JUSTIN R.
GOUKER

Your house (real estate) at 59 JAMES
AVENUE, LITTLESTOWN, PA 17340-
1107 is scheduled to be sold at the
Sheriff's Sale on JUNE 18, 2010 at 10:00
A.M. at the ADAMS County Courthouse
to enforce the Court Judgment of
\$127,001.24 obtained by DEUTSCHE
BANK TRUST COMPANY AMERICAS
AS TRUSTEE FOR RALI 2007QS3 (the
mortgagee), against the above premises.

Phelan Hallinan & Schmiegl, LLP
Attorney for Plaintiff

5/7

AC&T VS. PLUMMER

1. Officers and members of a limited liability corporation cannot be held personally liable for the debt of the limited liability corporation solely by reason of being a member of that corporation.

2. 8 P.S. §1 provides that all agreements to answer for the debt of another will be regarded as a suretyship unless the agreement shall specifically contain words which, in substance, state that the guarantee is not intended to be a contract of suretyship.

3. A creditor may look to the surety for immediate payment upon the debtor's default without first attempting to collect a debt from the debtor.

4. Although the agreement is styled as one of guarantee, this designation is not dispositive. Rather, appellate authority instructs that the intent of the parties is gathered from the language of the contract.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 09-S-265, AC&T VS. JOSEPH D. PLUMMER t/d/b/a
PLUMMER BROTHERS CONSTRUCTION COMPANY.

Clinton T. Barkdoll, Esq., for Plaintiff

Betty Ora Grace Mesler, Esq., for Defendant

George, J., October 2, 2009

OPINION

This action was commenced by AC&T Corporation (“AC&T”) seeking to collect upon credit provided to Plummer Brothers Construction Company (“Company”) in an amount of \$11,371.68. The Complaint was initiated against Joseph D. Plummer t/d/b/a Plummer Brothers Construction Company. AC&T currently moves for summary judgment, alleging there is no issue of material fact. Although Joseph D. Plummer (“Plummer”) does not take issue with the existence or amount of the credit provided by AC&T, he suggests there is an issue of material fact as to the entity responsible for the debt. Specifically, Plummer claims that Company is a limited liability corporation which shields him from personal liability.

Plummer is correct that officers and members of a limited liability corporation cannot be held personally liable for the debt of the limited liability corporation solely by reason of being a member of that corporation. 15 Pa. C.S.A. § 8922. In an affidavit submitted to the Court, there appears to be factual support for his claim that Company is indeed a limited liability corporation. AC&T's Complaint, however, seeks personal liability on behalf of Plummer operating under a fictitious name. As there is clearly an issue of

disputed material fact, a cursory review of this litigation would seem to support a finding that summary judgment is inappropriate.

A more careful reading of the Complaint, however, reveals that AC&T is seeking to impose liability against Plummer under a theory that he personally guaranteed payment of the account. AC&T suggests that there is no factual dispute under this theory, as Plummer has admitted the guarantee as well as the existence and nonpayment of debt by the business entity. Plummer opposes summary judgment under this theory, arguing that a factual issue remains as to whether AC&T exercised due diligence in enforcing payment of the debt from the principal debtor, Company, before seeking redress from Plummer as the guarantor.

AC&T relies on *Nat'l Loan & Bldg. Assoc. v. Lichtenwalner*, 100 Pa. 100, 103 (1882) for the proposition that the exercise of due diligence to enforce payment from the principal debtor is required before collection may be pursued against a guarantor. While *Nat'l Loan* is properly cited for that principle, the opinion was authored at a time when common law distinguished between a surety, who became immediately liable upon default, and a guarantor, who did not become liable until efforts to collect from the defaulting principal proved unavailing. That distinction has subsequently been modified by the legislature's adoption of 8 P.S. § 1. See *Leedom v. Spano*, 647 A.2d 221, 225 (Pa.Super. 1994). 8 P.S. § 1 provides that all agreements to answer for the debt of another will be regarded as a suretyship unless the agreement shall specifically contain words which, in substance, state that the guarantee is not intended to be a contract of suretyship. 8 P.S. § 1. This modification is significant because, as mentioned, a creditor may look to the surety for immediate payment upon the debtor's default without first attempting to collect a debt from the debtor. *McIntyre Square Assocs v. Evans*, 827 A.2d 446, 451, FN 7 (Pa.Super. 2003); *Plummer v. Wilson*, 185 A. 311, 313 (Pa. 1936).

Instantly, the written personal guarantee relied upon by AC&T does not contain any language intended to except the agreement from being one interpreted as a contract of suretyship. Rather, the guarantee, by its terms, unconditionally binds Plummer for payment and performance, recognizing that credit to the business entity would not have been extended absent the personal guarantee. Although the

agreement is styled as one of guarantee, this designation is not dispositive. Rather, appellate authority instructs that the intent of the parties is gathered from the language of the contract. *In Re F.B.F. Indus., Inc.*, 165 B.R. 544, 548 (Bankr. E.D. Pa. 1994). In reading the written contract in its entirety, I conclude, as a matter of law, that the contract is one of surety. See 8 P.S. § 1.

Having interpreted the contract as one of suretyship, the propriety of entering summary judgment is clear. As previously mentioned, Plummer admits that AC&T extended credit to the business entity in the amount of \$11,371.68. Plummer further admits that the account remains outstanding, as the business entity has not made payment on the same. As there is no factual dispute that Plummer executed a personal guarantee in the form of a surety, which secured the credit to the business entity, summary judgment is granted.

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 2nd day of October, 2009, summary judgment is entered in favor of the Plaintiff, AC&T, and against the Defendant, Joseph D. Plummer, in the amount of \$11,371.68 plus costs and interest at the legal from the date of judgment.

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

COURT OF COMMON PLEAS
CIVIL DIVISION
ADAMS COUNTY
NO. 10-S-400

PHH Mortgage Corporation

vs.

Bradley W. Gilbert & Sarah D. Gilbert

NOTICE

TO Bradley W. Gilbert:

YOU ARE HEREBY NOTIFIED that on March 11, 2010, Plaintiff, PHH Mortgage Corporation, 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. 10-S-400. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 33 Hounds Run, Gettysburg, PA 17325, whereupon your property would be sold by the Sheriff of Adams County.

YOU ARE HEREBY NOTIFIED to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

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

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

Phelan Hallinan & Schmieg, LLP
Suite 1400
One Penn Center @ Suburban Station
Philadelphia, PA 19103-1814
215-563-7000

5/7

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 LONA A. 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
LITTLESTOWN, 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. 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-DAVILLE 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)

IMPROVEMENTS 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

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-SU-2001 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 CERTAIN lot or piece of ground situate in Conewago Township, County of Adams, Commonwealth of Pennsylvania, more particularly as follows:

BEGINNING at an iron pipe on the southwest side of Linden Avenue at lands of Ethel Small; thence by lands of Ethel Small South 44 degrees 27 minutes 14 seconds West, 100.83 feet to an iron pipe at lands of Laverne K. Lawrence and Helen K. Lawrence; thence by same North 44 degrees 46 minutes 51 seconds West. 15.69 feet to an iron pipe; thence continuing by same South 45 degrees 24 minutes 4 seconds West, 19.85 feet to an iron pipe; thence continuing by same North 43 degrees 54 minutes 39 seconds West. 44 feet to an iron pipe lands of John F. Klunk; thence by lands of John F. Klunk North 44 degrees 27 minutes 14 seconds East, 119.41 feet to an iron pipe at Linden Avenue aforesaid; thence along Linden Avenue South 45 degrees 22 minutes East, 60 feet to an iron pipe, the point and place of BEGINNING.

BEING THE SAME PREMISES which Michael Bolinsky and Holly Bolinsky, husband and wife, by Indenture dated August 24, 2007 and recorded August 30, 2007 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4962, Page 156, granted and conveyed unto Michael Bolinsky, adult individual.

PARCEL No. (08) 008-0056---000

Being Known As: 714 Linden Avenue, Hanover, PA 17331

SEIZED and taken into execution as the property of **Michael Bolinsky** 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 25, 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.

5/7, 14 & 21

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 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-1326

GMAC MORTGAGE, LLC
vs.

MARIE E. WASCO

14 COLONIAL COURT,
LITTLISTOWN, 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 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. 10-SU-136 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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. 10-SU-136

ADAMS COUNTY NATIONAL BANK
vs.

ROBERT K. GOETZ, JR.

1938 OLD ROUTE 30
ORRTANNA, PA 17353

PARCEL NO: (12) C10-0040---000

RECORDED IN THE OFFICE OF THE
RECORDER OF DEEDS OF ADAMS
COUNTY, PA, IN RECORD BOOK
4843, AT PAGE 341

IMPROVEMENTS THEREON:
2-BEDROOM RESIDENTIAL
DWELLING

JUDGMENT AMOUNT: \$108,188.45

Attorneys for Plaintiff
Puhl, Eastman & Thrasher

SEIZED and taken into execution as
the property of **Robert K. Goetz, Jr.** and
to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on June 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-SU-465 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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-SU-465

ADAMS COUNTY NATIONAL BANK
vs.

RANDY E. CROUSE

621 QUAKER RUN ROAD
ASPERS, PA 17304

PARCEL NO: (29) F06-0044---000

RECORDED IN THE OFFICE OF THE
RECORDER OF DEEDS OF ADAMS
CO. PA IN RECORD BOOK 3032, AT
PAGE 202

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$322,780.96

Attorneys for Plaintiff
Puhl, Eastman & Thrasher

SEIZED and taken into execution as
the property of **Randy E. Crouse** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-SU-1674 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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-SU-1674

ADAMS COUNTY NATIONAL BANK
vs.

JAMES A. DERR & PENNY W. DERR

285 ORCHARD LANE
ASPERS, PA 17304

PARCEL NO: (29) F06-0077---000

RECORDED IN THE OFFICE OF THE
RECORDER OF DEEDS OF ADAMS
CO. PA IN RECORD BOOK 2556, AT
PAGE 302

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$280,607.36

Attorneys for Plaintiff
Puhl, Eastman & Thrasher

SEIZED and taken into execution as
the property of **James A. Derr & Penny
W. Derr** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-SU-159 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 certain tract of land situate in the Borough of Littlestown, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a drill hole in the sidewalk, which drill hole is located Southwest of the western curbface of North Queen Street (S.R. 0097), at corner of lands now or formerly of James S. Long; thence continuing along said lands now or formerly of James S. Long, South 61 degrees 15 minutes 00 seconds West 175.00 feet to an existing fence post, which fence post is located at corner of said lands now or formerly of James S. Long, at the eastern boundary of a 16' unimproved public alley; thence continuing in and along the eastern side of said 16' unimproved public alley North 29 degrees 30 minutes 00 seconds West 36.28 feet to a steel pin set at the eastern boundary of said 16' unimproved public alley, at corner of lot #1 depicted in and upon the below-mentioned draft of survey and final subdivision plan; thence by said lot #1 North 61 degrees 15 minutes 00 seconds East 106.45 feet to a point on line of said lot #1; thence by said lot #1, South 29 degrees 30 minutes 00 seconds East 1.49 feet to a point at corner of said lot #1; thence by said lot #1 North 61 degrees 15 minutes 00 seconds East 68.55 feet to a drill hole in the sidewalk at corner of said lot #1, which drill hole is located Southwest of the western curbface of North Queen Street (S.R. 0097); thence continuing in and along the sidewalk abutting the western side of said North Queen Street (S.R. 0097), South 29 degrees 30 minutes 00 seconds East 34.79 feet to a drill hole in the sidewalk which drill hole is located Southwest of the western curbface of North Queen Street (S.R. 0097) at corner of lands now or formerly of James S. Long, the point and place of BEGINNING. CONTAINING 6.246 square feet.

The above description was taken from a draft of survey and final subdivision plan, dated November 17, 1987, by Mort. Brown and Associates, which draft of survey and final subdivision plan is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 53 at Page 0013; the above-described tract of land is labelled as Lot #2 in and upon said draft of survey and final subdivision plan.

SUBJECT, nevertheless, and together with, the following rights and duties, relative to the common sewer line and sewer connection presently servicing both lots 1 and 2, as depicted in and upon the above-mentioned draft of survey and final subdivision plan:

1. The owner(s) of lot 2 shall have the right of inspection of the present, common public sewer connections and lines.

2. The owner(s) of lot 1 shall have the right to continue to use and maintain the common sewer line and connection with which the subject premises is presently equipped, pending the installation of a separate sewer line in and for lot 1.

Being known as: 58 North Queen Street, Littlestown, PA 17340

Property ID No.: (27) 8-78

TITLE TO SAID PREMISES IS VESTED IN Herbert G. Dowling, Jr. and Norma H. Dowling, husband and wife as tenants by the entireties by deed from Richard L. Smith and Carolyn L. Smith, his wife, dated 11/22/1989 recorded 12/20/1989 in deed book 542 page 575.

SEIZED and taken into execution as the property of **Herbert G. Dowling, Jr. & Norma H. Dowling** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-SU-1848 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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-SU-1848

BANK OF AMERICA, N.A.
vs.

CHARLES V. GRIMM A/K/A CHARLES V. GRIMM, JR and DEBRA K. GRIMM A/K/A DEBRA K. HINKHAUS

523 COLD SPRINGS ROAD, LOT 2
GETTYSBURG, PA 17325-7336

Parcel No.: 18-C14-8A
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$49,734.12

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Charles V. Grimm, Jr. a/k/a Charles V. Grimm & Debra K. Grimm a/k/a Debra K. Hinkhaus** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-SU-30 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 these two certain tracts of land situated, lying and being in Carroll Valley Borough, Adams County, Pennsylvania, being known as Lot Nos. 82 and 83 in Section RA, more particularly bounded and described as follows:

Lot No. 82 in Section RA

BEGINNING at a point in the center of Blue Grass Trail at Lot No. 81; thence by said lot North 57 degrees 35 minutes West 230.74 feet to Lot No. 89; thence by said lot North 18 degrees 36 minutes 20 seconds East 102.56 feet to Lot No. 83; thence by said lot south 57 degrees 35 minutes East 230.74 feet to a point in the center of said Blue Grass Trail; thence in said Blue Grass Trail South 18 degrees 35 minutes 20 seconds West 105.56 feet to the place of BEGINNING.

Lot No. 83 in Section RA:

BEGINNING at a point in the center of Blue Grass Trail at Lot No. 82; thence by said lot North 57 degrees 35 minutes West 230.74 feet to Lot No. 88; thence by said lot North 19 degrees 38 minutes 20 seconds East 102.55 feet to Lot No. 84; thence by lot South 57 degrees 35 minutes East 230.74 feet to a point in the center of said Blue Grass Trail; thence in said Blue Grass Trail South 19 degrees 36 minutes 20 seconds West 102.55 feet to the place of BEGINNING.

The above descriptions were taken from a plan of lots labeled Section RA, Charnita, Inc., dated September 3, 1986 prepared by Gordon L. Brown, R.S. and recorded in Adams County Plat Book 1 at Page 33.

Being the same premises which Kurtis Dale Barron and Lisa Ann Barron, by deed dated May 28, 1999, and recorded June 2, 1999, in the Office of the Recorder of Deeds in and for the city of Fairfield, County of Adams, Pennsylvania, in Book 1843, Page 270, granted and conveyed unto Stephen P. Garnett and Lauren L. Garnett, in fee.

Being known as: 7 and 9 Blue Grass Trail, Fairfield, PA 17320

Property ID No.: 45-22

TITLE TO SAID PREMISES IS VESTED IN Stephen P. Garnett and Lauren L. Garnett, husband and wife, by deed from Kurtis Dale Barron and Lisa Ann Barron, husband and wife, dated 5/28/1999 recorded 6/2/1999 in Deed Book 1843 Page 0270.

SEIZED and taken into execution as the property of **Stephen P. Garnett & Lauren L. Garnett** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-SU-100 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 certain parcel of land lying, being and situate in Liberty Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a steel pin at Lot No. 1 of Anthony W. Roser and lands now or formerly of J. Andrew Kugler; thence North 53 degrees West 200.22 feet to a point; thence North 42 degrees 08 minutes 05 seconds East 917.27 feet to a railroad spike at lands now or formerly of Middle Creek Bible Conference, Inc.; thence South 42 degrees 39 minutes 37 seconds East an arc distance of 110.96 feet with a radius of 1084.89 feet the long chord of which is 110.91 feet to a point; thence South 45 degrees 35 minutes 25 seconds East 89.03 feet to a point at Lot No. 1 aforesaid, thence continuing along said lot South 42 degrees 08 minutes 05 seconds West 885.75 feet to a stool pin, the point and place of BEGINNING. CONTAINING 4.119 acres and being known as Lot No. 2 on a subdivision plan prepared by Richard W. Boyer, R.S., and recorded at Plat Book 52 at page 64 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania.

FOR INFORMATIONAL PURPOSES ONLY

The property address being known as No. 1431 Water Street, Fairfield, Pennsylvania 17320.

TAX 1D (25) D16-14A

THE ABOVE-DESCRIBED PROPERTY WAS TAKEN IN FEE SIMPLE.

BEING the same property which, by Deed, dated June 28, 1991, and recorded July 3, 1991 among the Office of the Recorder of Deeds of the Liberty Township, Adams County, Pennsylvania, Book 0593, Page 0274, was granted and conveyed by Gene W. Justice and Ann Justice, husband and wife, unto Phillip E. Justice, single.

BEING KNOWN AS: 1431 Water Street, Fairfield, PA 17320

PROPERTY ID NO.: (25) D16-0014A-000 (D16-14-A)

TITLE TO SAID PREMISES IS VESTED IN Phillip E. Justice, single, by deed from Gene N. Justice and Ann Justice, h/w, dated 6/28/91 recorded 7/31/91 in Deed Book 593, Page 274.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-SU-1822 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 certain tract of land situate, lying and being in the Village of Idaville, Huntington Township, Adams County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin at the eastern edge of a 25-foot-wide public alley and at corner of lands now or formerly of Stuart B. Hoffman; thence along the eastern edge of the aforesaid public alley North 03 degrees West 25 feet to an iron pin at the eastern edge of the aforesaid public alley and at a corner of lands now or formerly of Catherine A. Myers; thence by lands now or formerly of Myers North 84 degrees 49 minutes 15 seconds East 171.98 feet to an iron pin; thence by same North 05 degrees 25 minutes 10 seconds West 176.50 feet to an iron pin on lone of lands now or formerly of Glenn Yeagy; thence by lands now or formerly of Yeagy North 85 degrees 51 minutes 20 seconds East 493.77 feet to an iron pin on lone of lands now or formerly of William W. Wenger; thence by land now or formerly of Wenger South 04 degrees 06 minutes 35 seconds East 192.60 feet to an iron pin at corner of lands now by or formerly of Sterling W. Black; thence by Black and lands now or formerly of Arthur Gardner and Stuart B. Hoffman South 84 degrees 49 minutes 15 seconds West 662.29 feet to an iron pin, the place of BEGINNING.

Parcel# (22) G03-0084

Property address: 10 Idaville-York Springs Road, Idaville, PA 17337

BEING the same premises which Kenneth and Pamela Keller, husband and wife, by deed dated 12/15/04 and recorded 01/20/05 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 3844 Page 239, granted and conveyed unto Steven Gochenour.

SEIZED and taken into execution as the property of **Steven H. Gochenour** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-SU-798 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 THOSE THREE (3) tracts of land situate, lying and being in Liberty Township, County of Adams, Commonwealth of Pennsylvania, bounded and described as follows:

TRACT NO. 1- SECTION AA. LOT NO. 166;

BEGINNING at a point in the center of Sydnor Trail at Lot No. 167; thence by said lot South 36 degrees 36 minutes 4 seconds West 225 feet to a Lot No. 157; thence by said lot North 53 degrees 23 minutes 56 seconds West 100 feet to Lot No. 165; thence by said lot North 36 degrees 36 minutes 4 seconds East 225 feet to a point in the center of said Sydnor Trail; thence in said Sydnor Trail South 53 degrees 23 minutes 56 seconds East 100 feet to the place of BEGINNING.

THE ABOVE DESCRIPTION was taken from a Plan of lots labeled 'Section AA, Charnita', dated October 21, 1969, prepared by Evans, Hagan & Holdefer and recorded in Adams County Plat Book 1 at Page 59.

TRACT NO. 2-SECTION AA. LOT NO. 167;

BEGINNING at a point in the center of Sydnor Trail near its intersection with Lindsay Trail at Lot No. 168; thence by said lot South 36 degrees 36 minutes 4 seconds West 225 feet to Lot No. 156; thence by the said lot North 53 degrees 23 minutes 56 seconds West 100 feet to Lot No. 166; thence by said lot North 36 degrees 36 minutes 4 seconds East 225 feet to a point in the center of said Sydnor Trail; thence in said Sydnor Trail South 53 degrees 23 minutes 56 seconds East 100 feet to the place of BEGINNING.

THE ABOVE DESCRIPTION was taken from a Plan of lots labeled 'Section AA, Charnita', dated October 21, 1969,

prepared by Evans, Hagan & Holdefer and recorded in Adams County Plat Book 1 at Page 59.

TRACT NO. 3-SECTION AA. LOT NO. 168;

BEGINNING at a point in the center of Sydnor Trail at Lot No. 169; thence by said lot South 36 degrees 36 minutes 4 seconds West 225 feet to Lot No. 155; thence by said lot North 53 degrees 23 minutes 56 seconds West 100 feet to Lot No. 167; thence by said lot North 36 degrees 36 minutes 4 seconds East 225 feet to a point in the center of said Sydnor Trail near its intersection with Lindsay Trail; thence in said Sydnor Trail South 53 degrees 23 minutes 56 seconds East 100 feet to the place of BEGINNING.

THE ABOVE DESCRIPTION was taken from a Plan of lots labeled "Section AA, Charnita", dated October 21, 1969, prepared by Evans, Hagan & Holdefer and recorded in Adams County Plat Book 1 at Page 59. Being the same premises which Allen W. Beckett, trading and doing business as Allen Beckett Construction, by Deed dated 02/21/2007 and recorded 02/27/2007 in the Adams County Recorder of Deeds Office in Deed Book 4751, Page 232, granted and conveyed unto Shane R. Tyler and Lauren D. Tyler, husband and wife, in fee.

Parcel No: (26) AA0-0166---000

PREMISES BEING: 37 Sydnor Trail, Fairfield, PA

SEIZED and taken into execution as the property of **Shane R. Tyler & Lauren D. Tyler** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-80 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 certain lot or tract of land situate on the Southerly side of Oxford Circle in the Borough of New Oxford, County of Adams, and Commonwealth of Pennsylvania known and numbered as Lot No. 17 on a final plan of Oxford Commons recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plan Book 58, Page 41A, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right of way line of Oxford Circle at a corner of Lot No. 16 on said plan; thence extending along the said Southerly right of way line of Oxford Circle North 66° 13' 12" East 20 feet to a point; thence on a line curving to the right with a radius of 125 feet and an arc length of 81.77 feet to a point thence South 76° 11' 54" East 4 feet to a corner of Lot No. 18 on said plan; thence extending along Lot No. 18 South 13° 48' 06" West 125 feet; thence North 76° 11' 34" West 3 feet to a point; thence South 66° 19' 12" West 22.71 feet to a corner of Lot No. 16 on said plan; thence along the said Lot No. 16, North 23° 40' 48" West, 125 feet to a point and place of BEGINNING.

Being known as: 11 Oxwood Circle, New Oxford, PA 17350

Tax Parcel # 34-007-0092

SEIZED and taken into execution as the property of **Donald L. Roller, Jr.** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1188 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 her undivided one-half interest in and to that lots of ground, together with the improvements thereon erected, situate, lying and being in Littlestown Borough, Adams County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the right-of-way line of Colonial Court; thence along the right-of-way line of Colonial Court, North forty-one (41) degrees thirty-eight (38) minutes zero (00) seconds West, fifty-five (55) feet to a point on the right-of-way line of South Columbus Avenue; by a curve to the right, having a radius of twenty (20) feet, an arc length of thirty-one and forty-two hundredths (31.42) feet and a long chord bearing and distance of North three (03) degrees twenty-two (22) minutes zero (00) seconds East, twenty-eight and twenty-eight hundredths (28.28) feet to a point on the right-of-way line of South Columbus Avenue; thence along the right-of-way line of South Columbus Avenue, North forty-eight (48) degrees twenty-two (22) minutes zero (00) seconds East, one hundred five and twenty hundredths (105.20) feet to a point on the right-of-way line of Shriver Well Lane; thence along the right-of-way line of Shriver Well Lane, South forty-two (42) degrees zero (00) seconds East, seventy-five (75) feet to a point at Lot No. 23 as shown on the hereinafter referenced subdivision plan, thence along said Lot No. 23, South forty-eight (48) degrees twenty-two (22) minutes zero (00) seconds West, one hundred twenty-five and sixty-eight hundredths (125.68) feet to a point, the point and place of BEGINNING.

Parcel# (27) 011-0140

Property address: 499 South Columbus Avenue, Littlestown, PA 17340

BEING the same premises which Jody Rote by Deed dated 02/27/06 and recorded 03/08/06 in the Office of the Recorder of Deeds in and for Adams County, in Deed Book 4338 Page 18 granted and conveyed unto Edward and Jody Rote, husband and wife.

SEIZED and taken into execution as the property of **Jody L. Rote & Edward R. Rote** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-42 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 certain tract of land lying and situate in Carroll Valley Borough, Adams County, Pennsylvania, being Lot No. 163 in Section K, more particularly bounded and described as follows:

BEGINNING at a point in the center of Snow Bird Trail at Lot No. 164; thence by said lot, South 25 degrees 15 minutes 35 seconds West, 225 feet to Lot No. 155; thence by said lot North 64 degrees 44 minutes 25 seconds West, 100 feet to Lot No. 162; thence by said lot, North 25 degrees 15 minutes 35 seconds East, 225 feet to a point in the center of said Snow Bird Trail; thence in said Snow Bird Trail, South 64 degrees 44 minutes 25 seconds East, 100 feet to the place of BEGINNING.

BEING the same premises by deed from Helen H. Widegans, widow, dated and recorded 11/21/2001 in Book 2470 Page 32 granted and conveyed unto Helen H. Widgean's widow, Claude H. Corl, Jr., Lewis H. Corl and Mary Corl Johnson, joint tenants with rights of survivorship and not as tenants in common.

Being known as 12 Snow Bird Trail, Fairfield, PA 17320

Tax Parcel No: 43-006-0090-000

SEIZED and taken into execution as the property of **Scott A. Ward** 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 25, 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.

5/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-SU-1749 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of June, 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 certain piece or parcel of land, situate, lying and being in Littlestown Borough, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing steel pin on the southern edge of Roberta Jean Street and the western edge of James Avenue; thence along James Avenue, and passing through a utility pole set 15.00 feet from the next mentioned point, South 37 degrees 03 minutes 20 seconds East 90.00 feet to an iron pipe at corner of Lot No. 2 on hereinafter referred to draft of survey; thence by Lot No. 2, South 53 degrees 19 minutes 50 seconds West 149.45 feet to an iron pipe on line of land now or formerly of Lewis Investment Company; thence by land of Lewis Investment Company, North 37 degrees 24 minutes 30 seconds West 90.01 feet to a steel pin on the southern edge of Roberta Jean Street; thence along the southern edge of Roberta Jean Street, North 53 degrees 19 minutes 50 seconds East 150.00 feet to an existing steel pin, the place of BEGINNING.

The above description was taken from a draft of survey prepared by Mort, Brown and Associates, dated April 3, 1984 and recorded in Plat Book 43, page 33.

BEING the same premises which, by their Deed, dated July 21, 2000 and recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania, at Deed Book 2093, Page 0250, Mason D. Startt, Sr. and Joyce E. Startt, his wife, and Timothy J. Startt, granted and conveyed unto Timothy J. Startt and Shawn Startt, husband and wife.

Map 27-008-0040

46 James Avenue, Littlestown Borough, Littlestown, PA

SEIZED IN EXECUTION as the interest of Timothy J. Startt and Shawn M. Startt, in the subject property, on Judgment No. 1749 of 2009.

SEIZED and taken into execution as the property of **Timothy J. Startt & Shawn M. Startt** 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 25, 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.

5/7, 14 & 21

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 ALBERT L. BOSSERMAN, DEC'D**

Late of the Borough of York Springs, Adams County, Pennsylvania

Co-Executors: Phyllis Kennedy, 239 Meals Road, Gardners, PA 17324; Jayne L. Bosserman, P.O. Box 251, York Springs, PA 17372

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

ESTATE OF LINDA R. LEHMAN, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executor: Adams County National Bank, Lincoln Square, Gettysburg, PA 17325

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

ESTATE OF CARROLL E. RIEBLING, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Administratrix: Rebecca D. Emlet, 651 Fulton Street, Hanover, PA 17331

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

SECOND PUBLICATION**ESTATE OF CYRUS A. KARPEN, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Co-Executrices: Linda J. Karper, 10 South Hillside Drive, Biglerville, PA 17307; Blanche E. Brais, 553 Maidstone Lane, Clemmons, NC 27012

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

ESTATE OF MARTHA ELLEN OWINGS, DEC'D

Late of Union Township, Adams County, Pennsylvania

Personal Representative: Justin D. Robertson, 475 Barts Church Rd., Hanover, PA 17331

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

ESTATE OF HUIBERTINA J. PAINTER, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Personal Representative: G. Steven McKonly, Esq., 119 Baltimore St., Hanover, PA 17331

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

ESTATE OF DONALD L. TRIMMER, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executrix: Elinor Albright Rebert, Esq., 515 Carlisle St., Hanover, PA 17331

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle St., Hanover, PA 17331

ESTATE OF DAVID M. WAGAMAN, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Administratrix: Krysten L. Wagaman, c/o Lena Hayes, 212 Branch Circle, East Berlin, PA 17316

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

THIRD 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-Bauchat, 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-Bauchat, 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

