

Adams County Legal Journal

Vol. 54

July 6, 2012

No. 8, pp. 56-64

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*Assistant Vice President
& Trust Officer*



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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

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

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NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
ADAMS COUNTY
NO. 11-SU-1250

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATE
HOLDERS OF CWABS, INC., ASSET-
BACKED CERTIFICATES, SERIES 2003-5
vs.

GROVER C. KEADLE III and JULIE L.
KEADLE

NOTICE

TO: GROVER C. KEADLE III and JULIE
L. KEADLE

You are hereby notified that on
AUGUST 17, 2011, Plaintiff, THE BANK
OF NEW YORK MELLON f/k/a THE
BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATE HOLDERS
OF CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2003-5, 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-SU-1250. Wherein
Plaintiff seeks to foreclose on the mort-
gage secured on your property located
at 20 FOREST TRAIL, FAIRFIELD, PA
17320, 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 objec-
tions in writing with the court. You are
warned that if you fail to do so the case
may proceed without you and a judg-
ment may be entered against you with-
out further notice for the relief requested
by the plaintiff. You may lose money,
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

7/6

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed with
the Department of State of the
Commonwealth of Pennsylvania at
Harrisburg, for the purpose of obtaining
a Certificate for Incorporation for a busi-
ness corporation organized under the
Business Corporation Law of 1988, Act
of December 21, 1988, P.L. 1444, No.
177, as amended.

The name of the corporation is
BEECHWOOD ORCHARDS, INC. The
registered office of the corporation is:
984 Carlisle Road, Biglerville, PA 17307.

This notice is given pursuant to
Section 1307 of the Business
Corporation Law of 1988.

Jennifer Denchak Wetzel, Esq.
Persun & Heim, P.C.
P.O. Box 659
Mechanicsburg, PA 17055-0659

7/6

COMMONWEALTH VS. ORCHOWSKI

1. The standard for withdrawing a plea after sentencing is manifest injustice. A plea rises to the level of manifest injustice when it was not knowingly, intelligently, and voluntarily entered.

2. An individual who elects to plead guilty is bound by the statements that she makes in open court while under oath and she may not later assert grounds for withdrawing the plea which contradict the statements she made at her plea colloquy. Importantly, our law presumes that a defendant who enters a guilty plea was aware of what she was doing.

3. To prevail on a claim for ineffective assistance of counsel, the defendant must plead and prove by a preponderance of the evidence: 1) that her underlying claim has arguable merit; 2) that counsel had no reasonable basis for his or her action or inaction; and 3) that Defendant suffered prejudice because of counsel's action or inaction.

4. In this Court's view, because a license suspension has been held to be a civil collateral consequence of a guilty plea, counsel cannot be deemed ineffective for allegedly failing to advise a defendant that her license may be suspended as a result of pleading guilty.

In the Court of Common Pleas of Adams County, Pennsylvania, Criminal, No. CP-01-CR-1226-2010, COMMONWEALTH OF PENNSYLVANIA VS. ANGELA M. ORCHOWSKI.

Fawn Smith, Esq., Assistant District Attorney, for Commonwealth
Jeffery M. Cook, Esq., for Defendant
Campbell, J., January 11, 2012

OPINION ON DEFENDANT'S MOTION FOR POST CONVICTION COLLATERAL RELIEF

Before this Court is Defendant, Angela M. Orchowski's, Motion for Post Conviction Collateral Relief filed August 5, 2011. For the reasons stated herein, Defendant's Motion for Post Conviction Collateral Relief is denied.

On February 28, 2011, Defendant entered a plea of guilty to Count One of the Criminal Information, Accident Involving Damage to Attended Vehicle/Property under 75 Pa. C.S.A. § 3743(a) of the Motor Vehicle Code, as a misdemeanor of the third degree. In addition to the written guilty plea colloquy executed by Defendant and her attorney, David Erhard, this Court conducted an extensive oral colloquy of Defendant prior to accepting her guilty plea. Pursuant to a negotiated plea agreement, Defendant was sentenced to 12 months in the Intermediate Punishment Program, all to be served on Phases III through V.

The factual basis of the plea as represented by the Commonwealth at the guilty plea proceedings was as follows. On or about October 17, 2010, Defendant was operating her Ford vehicle along State Route 94 in Huntington Township, Adams County, Pennsylvania. Defendant was involved in an accident that resulted in damage to another vehicle. The victim of the accident reported that the vehicle in front of him drifted off of the road to avoid a collision with Defendant's vehicle. However, the victim's vehicle was then struck by Defendant's vehicle. Defendant failed to stop at the scene and failed to give required information. The victim was able to follow Defendant's vehicle for some distance to York Springs.

Defendant did not move the Court to withdraw her plea at any time.¹ Defendant did not file a post-sentence motion or direct appeal. On July 22, 2011, Defendant filed a Motion for Post Conviction Collateral Relief wherein she alleged that her plea was not knowingly, intelligently, and voluntarily entered into because she was coerced by the actual driver on the night in question, her now ex-boyfriend Steve Phillips,² to take the blame for the incident and that plea counsel was ineffective for failing to advise her that her driver's license would be suspended as a result of her plea. Defendant seeks to withdraw her guilty plea, to have her conviction vacated, and to proceed to trial.

To be eligible for relief under the Post Conviction Relief Act (PCRA), 42 Pa. C.S.A. § 9541, et seq., a petitioner must plead and prove by a preponderance of the evidence that his or her conviction resulted from one or more of the circumstances enumerated in 42 Pa. C.S.A. § 9543(a)(2). *Commonwealth v. Paddy*, 15 A.3d 431, 442 (Pa. 2011). Defendant asserts the following grounds for relief:

- (ii) Ineffective assistance of counsel which, in the circumstances of the particular case, so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place.

¹ Pursuant to Defendant's plea agreement with the Commonwealth, Defendant agreed that sentencing would occur at the time her plea was entered and accepted by the Court.

² Defendant's ex-boyfriend's name is "Mark Steven Phillips." Defendant apparently called her ex-boyfriend "Steve Phillips."

- (iii) A plea of guilty unlawfully induced where the circumstances make it likely that the inducement caused the petitioner to plead guilty and the petitioner is innocent.
- (vi) The unavailability at the time of trial of exculpatory evidence that has subsequently become available and that would have affected the outcome of trial if it had been introduced.

42 Pa. C.S.A. §9543(a)(2)(ii), (iii), (vi).

First, this Court will address Defendant's claim that her guilty plea was coerced. This Court was unable to locate any case wherein a defendant alleged, in the PCRA context, unlawful inducement based on the defendant's assertion that she was coerced by the actual perpetrator of the crime. Rather, unlawful inducement generally has been analyzed in the context of inducement by plea counsel or governmental inducement, i.e. inducement by the District Attorney or the Court. Instantly, Defendant does not allege any such inducement. Rather, Defendant alleges that the perpetrator of the crime was actually Mr. Phillips, who coerced her into pleading guilty to the crime. Ultimately, Defendant is asserting that her guilty plea was involuntary due to Mr. Phillips' threats of bodily harm if she "did not take the rap." As such, this Court will examine Defendant's plea in the context of the voluntariness of the plea.

The standard for withdrawing a plea after sentencing is manifest injustice. *Commonwealth v. Stork*, 737 A.2d 789, 790 (Pa. Super. 1999) (citation omitted). A plea rises to the level of manifest injustice when it was not knowingly, intelligently, and voluntarily entered. *Id.* Where the record clearly establishes that a guilty plea colloquy was conducted, during which it became evident that the defendant understood the nature of the charges against her, the voluntariness of the plea is established. *Commonwealth v. Rush*, 909 A.2d 805, 808 (Pa. Super. 2006) (citation omitted).

An individual who elects to plead guilty is bound by the statements that she makes in open court while under oath and she may not later assert grounds for withdrawing the plea which contradict the statements she made at her plea colloquy. *Stork*, 737 A.2d at 790-91 (citation omitted). Importantly, our law presumes that a defendant

who enters a guilty plea was aware of what she was doing. *Commonwealth v. Pollard*, 832 A.2d 517, 523 (Pa. Super. 2003) (citation omitted). The burden rests with the defendant to prove involuntariness of the plea. *Id.*

Instantly, Defendant has not met her burden of showing involuntariness of her plea. Defendant does not argue that she was induced or coerced by plea counsel, the Commonwealth, or the Court to enter a plea of guilty. Rather, Defendant, without any corroborating evidence, asserts that she was coerced into entering a plea of guilty because the actual perpetrator of the crime, her now ex-boyfriend, Steve Phillips, threatened harm upon her if she did not take the blame.³

At the PCRA hearing, Defendant testified that on the evening of the incident, it was Mr. Phillips, and not her, that was driving Defendant's car. According to Defendant, she asked Mr. Phillips to drive because she was tired. Defendant testified that Mr. Phillips, who Defendant claimed had been drinking, was driving home, and Defendant, who had not been drinking, slept in the front seat of the car. Defendant testified that she did not wake up when her car collided with another car and that she did not know until the next day that her car had been in an accident. Defendant maintained that she pleaded guilty to the charge because Mr. Phillips threatened bodily harm if she did not "take the rap." Moreover, Defendant testified that Mr. Phillips paid for Attorney Erhard's services for her and that Mr. Phillips accompanied her to all her appointments with Attorney Erhard.

On cross-examination, Defendant admitted that the first time she asserted that she was not the driver was during revocation proceedings.⁴ Defendant maintained that she came forward now because she feels protected. Other than her testimony, Defendant presented no other testimony or evidence to corroborate her claim that Mr. Phillips was driving.

³ At the time of the incident, Defendant had only known Mr. Phillips for approximately one (1) month.

⁴ Revocation proceedings occurred because Defendant was cited and found guilty of harassment based on an incident involving Mr. Phillips and his friends in May 2011.

Contrary to Defendant's testimony, the record, including Defendant's written plea colloquy and oral colloquy with the Court, indicates that Defendant's plea was knowingly, intelligently, and voluntarily entered. Defendant completed a written guilty plea colloquy that contained the following provisions:

Paragraph 14:

I UNDERSTAND, AND MY LAWYER FULLY EXPLAINED TO ME, ALL THE FACTS AND RIGHTS WHICH I HAVE WHICH ARE CONTAINED IN THIS GUILTY PLEA COLLOQUY AND THAT BY PLEADING GUILTY OR NOLO CONTENDERE, I AM GIVING UP OR LOSING ALL OF THESE RIGHTS.

Paragraph 16:

I have not been pressured, forced or threatened by anyone to plead guilty or nolo contendere to these charges and I have not been promised anything by anyone in return for pleading guilty or nolo contendere other than the plea agreement, if any, which has been presented to the judge in writing as part of this proceeding.

Paragraph 17:

I have had enough time to fully discuss my case and my decision to plead guilty or nolo contendere and everything contained in this guilty/nolo contendere plea colloquy with my lawyer and, by placing my initials on all the lines provided, I am saying that I understand, agree with, and answer truthfully everything contained in this guilty plea statement.

Def.'s Guilty Plea Colloquy, ¶¶ 14, 16, 17.

Defendant initialed each paragraph of the guilty plea colloquy containing these provisions.

The record also clearly demonstrates that an oral guilty plea colloquy was conducted by the Court with Defendant. At the outset of the guilty plea proceedings, the Court asked Defendant the following questions:

THE COURT: ... I have been handed a guilty plea colloquy. Have you had a chance to see the document?

DEFENDANT: Yes.

THE COURT: Have you had a chance to read it? Yes?

DEFENDANT: Yes.

THE COURT: Do you understand everything you read?

DEFENDANT: Yes.

THE COURT: Did you sign and initial the document?

DEFENDANT: Yes.

THE COURT: Is there any part of the colloquy that you need to have me explain for you at this time?

DEFENDANT: No.

N.T. p. 3, Guilty Plea Proceedings Transcript, February 28, 2011.

Importantly, after the Court explained the charge and maximum penalties to Defendant, the following interaction occurred at Defendant's guilty plea proceedings:

THE COURT: Now, ma'am, has anyone promised you anything or threatened you in any way to cause you to enter a guilty plea today?

DEFENDANT: No.

N.T. p. 4, Guilty Plea Proceedings Transcript, February 28, 2011.

Additionally, after the Commonwealth recited the facts of the case, the Court asked Defendant if the facts were true, and Defendant indicated that the facts were true. **N.T. pp. 5-6, Guilty Plea Proceedings Transcript, February 28, 2011.** At no time during the oral colloquy did Defendant indicate that her plea was entered as a result of coercion by Mr. Phillips.

In summary, Defendant's written colloquy and the oral colloquy conducted on the record indicate that Defendant knew the nature and consequences of her plea, and therefore, her plea was entered knowingly, intelligently, and voluntarily. Defendant's self-serving testimony, without any corroborating testimony or evidence, is insufficient to prove the involuntariness of her guilty plea. Therefore, Defendant's plea was knowingly, intelligently, and voluntarily entered, and Defendant is not entitled to PCRA relief on that basis.

Next, Defendant argues that plea counsel was ineffective for failing to advise her that her driver's license would be suspended as a result of her guilty plea. To prevail on a claim for ineffective assistance of counsel, the defendant must plead and prove by a preponderance of the evidence: 1) that her underlying claim has arguable merit; 2) that counsel had no reasonable basis for his or her action or inaction; and 3) that Defendant suffered prejudice because of counsel's action or inaction. *Commonwealth v. Hutchinson*, 25 A.3d 277, 285 (Pa. 2011). Failure to satisfy any prong of the test of ineffectiveness requires rejection of the claim.

Instantly, Defendant has failed to prove any prong necessary for a finding of ineffective assistance of counsel. Defendant baldly asserts that plea counsel failed to advise her that her driver's license would be suspended as a result of her plea. However, at hearing, Defendant did not present the testimony of plea counsel, Attorney Erhard. Without Attorney Erhard's testimony, this Court cannot assess Attorney Erhard's stewardship.

A driver's license suspension has been held to be a collateral civil consequence rather than a criminal penalty. See, e.g., *Commonwealth v. Englert*, 457 A.2d 121, 123 (Pa. Super. 1983) (license suspension imposed as a result of a conviction under 75 Pa. C.S.A. §3743 for failure to stop at the scene of an accident constitutes a collateral civil consequence). In this Court's view, because a license suspension has been held to be a civil collateral consequence of a guilty plea, counsel cannot be deemed ineffective for allegedly failing to advise a defendant that her license may be suspended as a result of pleading

guilty.⁵ Moreover, a defendant's lack of knowledge of collateral consequences, including license suspension, does not undermine the validity of a guilty plea. *Commonwealth v. Duffey*, 639 A.2d 1174, 1176 (Pa. 1994).

Additionally, the plea colloquy signed by Defendant contained the following provision:

- (j) The Defendant understands that there may be consequences of this plea which are imposed by law but not set forth in this agreement such as the suspension of motor vehicle operating privileges, limitations on the Defendant's ability to own or possess firearms or other collateral consequences. This agreement does not limit other ramifications which may be imposed by law. If the Defendant has any questions about such ramifications, he/she agrees that they will raise any questions with the Court at the time of their plea. If the Defendant does not raise any questions with the Court, he/she acknowledges they understand the consequences of their plea.

Def.'s Guilty Plea Colloquy, ¶ (j).

⁵ It appears that in light of *Padilla v. Kentucky*, --- U.S. ---, 130 S. Ct. 1473 (2010) and *Commonwealth v. Abraham*, 996 A.2d 1090 (Pa. Super. 2010), appeal granted in part, 9 A.3d 1133 (Pa. 2010), the state of the direct/collateral consequence analysis in the context of PCRA ineffectiveness claims may be in question. However, it does not appear that Pennsylvania has abandoned the direct/collateral consequence analysis. Both *Padilla* and *Abraham* are distinguishable from the instant case. In *Padilla*, the United States Supreme Court employed a totality of the circumstances analysis to determine what information must be given to have a fully informed guilty plea, and ultimately held that a defendant must be advised whether a plea could result in deportation. *Padilla*, 130 S. Ct. at 1486. Likewise, in *Abraham*, the Pennsylvania Superior Court utilized the *Padilla* analysis to determine that a defendant must be advised loss of a pension as a result of entering a guilty plea because the loss of pension is automatic and punitive nature. *Abraham*, 996 A.2d at 1094-95. However, the *Abraham* court, noting the conflict with the previous precedent that *Padilla* presented, held that even applying the direct/collateral consequence analysis, the loss of pension was a direct consequence of a guilty plea. *Id.* at 1095. The instant case is distinguishable because a license suspension has been held to be a civil collateral consequence, rather than a direct, punitive consequence, of a guilty plea under 75 Pa. C.S.A. §3743. See *Commonwealth v. Englert*, 457 A.2d 121, 123 (Pa. Super. 1983). Therefore, counsel cannot be deemed ineffective for failing to advise Defendant of a civil collateral consequence of her guilty plea. This is especially the case instantly because Defendant did not call plea counsel as a witness so that this Court could assess plea counsel's stewardship.

Both Defendant and Attorney Erhard signed the portion of the plea colloquy that indicated that the plea document, including paragraph (j), was explained by Attorney Erhard, and read and understood by Defendant. Defendant did not raise any questions with the Court at the time of her plea, and, therefore, she is deemed to have understood the consequences of her plea, including that her driver's license could be suspended. Further, Defendant's allegations of plea counsel's failure to advise her about the collateral consequences of her guilty plea do not implicate the truth determining process. Defendant acknowledged that the facts presented by the Commonwealth were true and admitted her guilt. **N.T. pp. 5-6, Guilty Plea Proceedings Transcript, February 28, 2011.** Even if Defendant did not know her license would be suspended as a result of her guilty plea, that lack of knowledge has no bearing on whether the recited facts were true. Therefore, the alleged basis for Defendant's claim of ineffectiveness of counsel does not undermine the truth determining process. As such, plea counsel cannot be deemed ineffective for allegedly failing to advise Defendant that her driver's license would be suspended as a result of her guilty plea. Accordingly, Defendant is not entitled to PCRA relief on this basis.⁶

Therefore, for all the reasons stated herein, Defendant's Motion for Post Conviction Collateral Relief is denied. Accordingly, the attached Order is entered.

ORDER

AND NOW, this 11th day of January 2012, for the reasons stated in the attached Opinion, Defendant's Motion for Post Conviction Collateral Relief is DENIED.

Defendant is advised that she has 30 days from the date of this Order to file an appeal to the Superior Court by filing a Notice of Appeal with the Office of the Clerk of Courts in Adams County.

⁶ In her PCRA petition, Defendant also argues that she is entitled to PCRA relief based on the unavailability of exculpatory evidence at the time of trial that has subsequently become available. However, Defendant has failed to specifically identify any potential exculpatory evidence beyond her own assertion that Mr. Phillips was driving. Clearly, this evidence was known by Defendant at the time of her guilty plea and cannot now be deemed exculpatory evidence that has subsequently become available. Therefore, Defendant is not entitled to PCRA relief on this basis.

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 20th day of July 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.:
2010-SU-0002456
Property Address: 246 Topper Road,
Fairfield, PA 17320
Parcel No.: 01-25-C18-0068-00-000
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Daniel C. Senseney and
Elizabeth A. Senseney
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2009-SU-0001126
Property Address: 65 Sycamore Lane,
Hanover, PA 17331
Parcel No.: 08-009-0268-000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: James Buckley and
Laura E. Buckley
Attorneys for Plaintiff: Jill P. Jenkins,
Esq., 215-627-1322

Writ of Execution No.:
2011-SU-0001594
Property Address: 72 McCandless
Drive, East Berlin, PA 17316
Parcel No.: (23)-109-0060A
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Robert W. Gaylord and
Jennifer L. Gaylord
Attorneys for Plaintiff: Sherri J.
Braunstein, Esq., 856-669-5400

Writ of Execution No.:
2010-SU-0002350
Property Address: 165 Hunters Trail,
Gettysburg, PA 17325
Parcel No.: 09-E12-0173R-000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Bruce R. VanDyke and
Dixie A. VanDyke
Attorneys for Plaintiff: Alan M. Minato,
Esq., 856-669-5400

Writ of Execution No.:
2011-SU-0001431
Property Address: 1845 Barlow Two
Taverns Road, Gettysburg, PA
17325-7079
Parcel No.: 30H16-0007---000
Municipality: Mount Joy
Improvements: Residential Dwelling
Defendants: Gary Lee Shipley
Attorneys for Plaintiff: Melissa J.
Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000121
Property Address: 29 Main Street,
McSherrystown, PA 17344
Parcel No.: 28-002-00081-000
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Michael E. Appler
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2010-SU-0001586
Property Address: 1068 Centennial
Avenue, Hanover, PA 17331-9087
Parcel No.: 32J14-0041A--000
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: Frank W. Honeycutt
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001574
Property Address: 1 Chinkapin Drive,
a/k/a 1 Chinkapen Drive, New
Oxford, PA 17350-9348
Parcel No.: 35003-0061---000
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Joel W. Myers Sr. and
Shelly E. Myers
Attorneys for Plaintiff: Melissa J.
Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001570
Property Address: 208 Aspers-
Bendersville Road, Aspers, PA
17304-9614
Parcel No.: 29F05-0050---000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Bryan S. Wenk a/k/a Bryan
Scott Wenk and Allison L. Wenk a/k/a
Allison Leigh Wenk a/k/a Allison Leigh
Wenk
Attorneys for Plaintiff: Melissa J.
Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001617
Property Address: 534 Lexington Way,
Littlestown, PA 17340-1566
Parcel No.: 27013-0032---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Jeffrey S. Ford and
Kristin L. Ford
Attorneys for Plaintiff: William E. Miller,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001680
Property Address: 385 B Church Road,
Ortanna, PA 17353-9504
Parcel No.: 12B09-0 118---000
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Carl A. Wonders and
Patricia J. Wonders
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0000565
Property Address: 5 Rolling Lane,
Abbotstown, PA 17301-9749
Parcel No.: 17L10-0006D--000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Tony J. Hippensteel and
Debra A. Hippensteel
Attorneys for Plaintiff: Lauren R. Tabas,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001595
Property Address: 229 East King Street,
East Berlin, PA 17316-9681
Parcel No.: 10007-0024---000
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: Debra K. Iozza
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

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>

6/22, 29 & 7/6

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 20th day of July 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-0000102
Property Address: 2207 Waynesboro Pike, Fairfield, PA 17320
Parcel No.: 18B170038A
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Michael L. Brent
Attorneys for Plaintiff: Christopher A. DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2011-SU-0000224
Property Address: 223 South 5th Street, McSherrystown, PA 17344-2004
Parcel No.: 28006-0098---000
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Darrell L. Groft and Joy L. Groft
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000883
Property Address: 521 Baltimore Road, York Springs, PA 17372-9597
Parcel No.: 23104-0135---000
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Cathy A. Smith a/k/a Cathy Ann Fricke and Daniel E. Smith
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001291
Property Address: 1595 Buchanan Valley Road, Orrtanna, PA 17353
Parcel No.: 12-B08-0012
Municipality: Franklin
Improvements: Having Erected Thereon Residential Property
Defendants: William C. Penn and Joy R. Penn
Attorneys for Plaintiff: Michael C. Mazack, Esq., 412-566-1212

Writ of Execution No.:
2009-SU-0001500
Property Address: 1075 Carlisle Road, Biglerville, PA 17307
Parcel No.: F6-21
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Cheri A. Freeman
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2010-SU-0001279
Property Address: 85 Skyline Court Lot 8, a/k/a 85 Skyline Court, Gettysburg, PA 17325-7599
Parcel No.: 09E13-0308---000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Steven A. Matthews and Lynnell S. Matthews
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution
No.: 2012-SU-0000091
Property Address: 1320 Chambersburg Road, Gettysburg, PA 17325
Parcel No.: E12-0080
Municipality: Cumberland
Improvements: Improvements Thereon Consist of Residential Real Estate Cumberland
Defendants: Charles W. Davies, Leah R. Davies
Attorneys for Plaintiff: Joseph K. Rejent, Esq., 215-572-8111

Writ of Execution No.:
2010-SU-0001666
Property Address: 436 Harbaugh Valley Road, Fairfield, PA 17320-8922
Parcel No.: 25-A-18-0022-000
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Debra A. Wilson
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001238
Property Address: 25 Jefferson Drive, Abbottstown, PA 17301-9756
Parcel No.: 17L09-0100---000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Timothy L. Foreman and Linda M. Foreman
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution
No.: 2011-SU-0002029
Property Address: 1995 Mummasburg Road, Gettysburg, PA 17325
Parcel No.: 12 E11-17
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Dale E. Brensinger and Rickee D. Brensinger
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001490
Property Address: 118 Aspen Drive, East Berlin, PA 17316-8629
Parcel No.: 10-009-0030-000
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: Brenda M. Peterson
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001716
Property Address: 30 Sunshine Lane, f/k/a 203 B Baker Road, Fayetteville, PA 17222-8373
Parcel No.: 18A12-0014B---000
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Jeffrey W. Mongan and Christina M. Mongan
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001520
Property Address: 307 Mount Pleasant Road, Hanover, PA 17331-9051
Parcel No.: 08007-0137---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Paul A. Lawrence and Sarah A. Lawrence
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000149
Property Address: 2780 Table Rock Road, Biglerville, PA 17307
Parcel No.: F08-0 103-000
Municipality: Butler
Improvements: Residential Dwelling
Defendants: Daniel R. Bloom and Linda L. Bloom
Attorneys for Plaintiff: Margaret Gairo, Esq., 215-790-1010

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James Muller
Sheriff of Adams County
<http://www.sheriffofadamscounty.com/sheriffsales.html>

6/22, 29 & 7/6

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 20th day of July 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.:
2010-SU-0000455
Property Address: 15 Williamsburg Court, Littlestown, PA 17340-1526
Parcel No.: 27011-0171---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Pamela R. Hall a/k/a Pamela R. Mingee
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001395
Property Address: 327 Lincoln Way West, New Oxford, PA 17350-1003
Parcel No.: 34004-0052---000
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: John W. Packer Jr.
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001101
Property Address: 369 Ridge Road, York Springs, PA 17372-9702
Parcel No.: 23-104-0015.B-000
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Jack E. Chronister and Jerri L. Chronister
Attorneys for Plaintiff: Robert W. Cusick, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001770
Property Address: 22 Eisenhart Drive, Abbottstown, PA 17301-9057
Parcel No.: 04.004-0153
Municipality: Berwick
Improvements: Residential Dwelling
Defendants: Gary T. Kidwell and Cynthia E. Kidwell f/k/a Cynthia E. Pusloskie
Attorneys for Plaintiff: Christina C. Viola, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001916
Property Address: 5435 Carlisle Pike, New Oxford, PA 17350
Parcel No.: 36-J08-0015
Municipality: Reading
Improvements: Residential Property
Defendants: Joseph R. Poist
Attorneys for Plaintiff: Harry B. Reese, Esq., 856-669-5400

Writ of Execution
No.: 2010-SU-0001372
Property Address: 628 North Blettner Avenue, Hanover, PA 17331
Parcel No.: 08-006-0159
Municipality: Conewago
Improvements: Erected Thereon a Dwelling
Defendants: Frank J. Russo and Carol A. Russo
Attorneys for Plaintiff: Louis P. Vitti, Esq., 412-281-1725

Writ of Execution No.:
2007-TL-0000197
Property Address: 36 North Main Street, Biglerville, PA 17307
Parcel No.: 05003-0039---000
Municipality: Biglerville
Improvements: A building used as an appliance store is constructed on the property.
Defendants: Donald E. Blocher
Attorneys for Plaintiff: Bernard Yannetti, Esq., 717-334-3105

Writ of Execution No.:
2011-SU-0002024
Property Address: 1080 Buchanan Valley Road (Lot No. 16), Orrtanna, PA 17353
Parcel No.: 12B08-00161-000
Municipality: Franklin
Improvements: Consisting of a vacant land with no improvements.
Defendants: Paul F. Kenny, Faye A. Kenny
Attorneys for Plaintiff: John K. Fiorillo, Esq., 610-692-1371

Writ of Execution No.:
2011-SU-0001954
Property Address: 1019 Barlow Greenmount Road, Gettysburg, PA 17325-8771
Parcel No.: 09E16-0030A--000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Jason M. VanDyke
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0000749
Property Address: 270 Friendship Lane, Gettysburg, PA 17325-7277
Parcel No.: 09E13-0228---000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: David W. Messenger and Lynette Rae Messenger
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001759
Property Address: 41 Squire Circle, McSherrystown, PA 17344-1318
Parcel No.: 28002-0231
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Christopher Sauers and Deborah Sauers
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001074
Property Address: 49 Robin Trail, Fairfield, PA 17320-8116
Parcel No.: 43029-0096---000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Edward F. Daly, Deceased
Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title or Interest from or under Edward F. Daly, Deceased
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

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James Muller
Sheriff of Adams County
<http://www.sheriffadamscounty.com/sheriffsales.html>

6/22, 29 & 7/6

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 20th day of July 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.:

2010-SU-0000195

Property Address: 395 Rock Valley Road, Aspers, PA 17304-9756
Parcel No.: 40H06-0106B--000
Municipality: Tyrone
Improvements: Residential Dwelling
Defendants: Robert M. Stanhope Jr. and Linda Y. Stanhope
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:

2010-SU-0001874

Property Address: 1 Trudy Trail, Fairfield, PA 17320
Parcel No.: (43)-032-0028
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: John Douglas Craig and Lisa Ann Craig
Attorneys for Plaintiff: Agnes Mombrun, Esq., 856-669-5400

Writ of Execution No.:

2011-SU-0001700

Property Address: All those five tracts of land situate in Hamilton Township, PA 17331. Part of 1509 Route 194 North (District No. 17, Tax Map L08, Parcel No. 0068); Part of 1653 Route 194 North (District No. 17, Tax Map L08, Parcel No. 0065); Part of 1621 Route 194 North (District No. 17, Tax Map L08, Parcel No. 0065); and All those five tracts of land situate in Hamilton Township, Adams County
Parcel No.: 17,L08,0068 17,L08,0065
Municipality: Hamilton
Improvements: All those five tracts of land situate in Hamilton Township
Defendants: BD Equities, LP
Attorneys for Plaintiff: Edward G. Puhl, Esq., 717-334-2159

Writ of Execution No.:

2012-SU-0000167

Property Address: 65 PQ Road, Biglerville, PA 17307
Parcel No.: (29) E07-79
Municipality: Menallen Township
Improvements: Residential Dwelling
Defendants: Robert A. Bergey, Peggy M. Bergey
Attorneys for Plaintiff: Christopher A. DeNardo, Esq., 610-278-6800

Writ of Execution No.:

2012-SU-0000218

Property Address: 196 Marsh Creek Heights, Gettysburg, PA 17325
Parcel No.: 13 E 17 0036
Municipality: Freedom
Improvements: Residential Dwelling
Defendants: Daniel J. Boone
Attorneys for Plaintiff: Scott A. Dietterick, Esq., 908-233-8500

Writ of Execution No.:

2011-SU-0001974

Property Address: 20 Trout Run Trail, Fairfield, PA 17320-8508
Parcel No.: 43-006-0065-000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Carmen Yerpas Brown and Herbert G. Brown a/k/a Herbert O. Brown
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:

2010-SU-0002142

Property Address: 380 Marsh Creek Road, Gettysburg, PA 17325-7124
Parcel No.: 09-E17-0087D
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Michael B. Coblenz and Jennifer J. Ensor
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution No.:

2009-SU-0001775

Property Address: 516 Lake Meade Drive, East Berlin, PA 17316-9335
Parcel No.: 36114-0036---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Matthew W. Cook and Jamie Cook
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:

2011-SU-0000926

Property Address: 224 Updyke Road, Littlestown, PA 17340-9209
Parcel No.: 30-117-0213
Municipality: Mt. Joy
Improvements: Residential Dwelling
Defendants: Curtis L. Hawkins and Sherry L. Hawkins
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:

2011-SU-0001979

Property Address: 161 Flatbush Road, Littlestown, PA 17340-9626
Parcel No.: 32115-0055---000
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: Donald A. Keefer and Kimberly J. Keefer
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:

2011-SU-0002018

Property Address: 572 Lake Meade Drive, East Berlin, PA 17316-9332
Parcel No.: 36111-0002---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Cesar L. Landaeta and Roberta A. Landaeta
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:

2011-SU-0002013

Property Address: 129 Oak Lane, McSherrystown, PA 17344-1320
Parcel No.: 08001-0247---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Daniel J. Murren and Tonya L. Murren
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:

2012-SU-0000036

Property Address: 1245 Old Route 30, Cashtown, PA 17310
Parcel No.: 12-C10-0119-000
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Jeffrey J. Reuille
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

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Sheriff of Adams County

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

6/22, 29 & 7/6

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 20th day of July 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2011-SU-0001857
Property Address: 1 Dinwiddie Court,
Gettysburg, PA 17325-8805
Parcel No.: 09-F12-024-000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Kent S. Warner a/k/a Kent
Stephen Warner Jr. and Maryann D.
Warner a/k/a Maryann Donna Fiorito
Attorneys for Plaintiff: Christina C. Viola,
Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0001610
Property Address: 1298 Hilltown Road,
Biglerville, PA 17307-9223
Parcel No.: 12,D10-91
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Michael H. Yeager and
Kathleen Maye Yeager
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001271
Property Address: 263 M Street,
Littlestown, PA 17340-1509
Parcel No.: 27011-0061-000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Keith A. Crammer
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000829
Property Address: 998 Plunkert Road,
Littlestown, PA 17340
Parcel No.: 32-115-47A
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: Christopher Harman and
Bernadine Staub
Attorneys for Plaintiff: Sherri J.
Braunstein, Esq., 856-669-5400

Writ of Execution No.:
2012-SU-0000181
Property Address: 81 Main Street,
McSherrystown, PA 17344-2103
Parcel No.: 28002-0093---00
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Shelle L. Neiderer
Attorneys for Plaintiff: Matthew
Brushwood, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001485
Property Address: 1210 Stone Jug
Road, Biglerville, PA 17307-9792
Parcel No.: 07G07-0046----000
Municipality: Butler
Improvements: Residential Dwelling
Defendants: Elmer R. Vanarsdale a/k/a
Elmer R. Vanarsdale and Cindy M.
Vanarsdale a/k/a Cindy M. Vanarsdale
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001637
Property Address: 68 Apple Lane,
Biglerville, PA 17307
Parcel No.: 02006-0114----000
Municipality: Arendtsville
Improvements: Residential Dwelling
Defendants: Thomas M. Kretzmer Jr.
and Kimberley M. Kretzmer
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000017
Property Address: 699 Irishtown Road,
New Oxford, PA 17350-9595
Parcel No.: 35-113-0020
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Shane L. Peters and
Debra G. Peters
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000037
Property Address: 20 Matthew Drive,
New Oxford, PA 17350-9195
Parcel No.: 35013-0056---000
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Joyce M. Fischer and
David P. Fischer
Attorneys for Plaintiff: Christina C. Viola
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001734
Property Address: 229 East Lincoln
Way, New Oxford, PA 17350-1200
Parcel No.: 34005-0101---000
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: Clark R. Agapakis and
Michelle R. Agapakis
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001510
Property Address: 370 Mountain Lane,
Fairfield, PA 17320
Parcel No.: B 14-0020
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Douglas E. Glass and
Kimberley M. Glass
Attorneys for Plaintiff: Andrew L.
Markowitz, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001797
Property Address: 323 Drummer Drive,
New Oxford, PA 17350-9396
Parcel No.: 35001-0049---000
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: Matthew T. Miserandino
and Jaimie N. Miserandino
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0002025
Property Address: 180 Municipal Road,
Hanover, PA 17331-8980
Parcel No.: 04K12-0093---000
Municipality: Berwick
Improvements: Residential Dwelling
Defendants: Giovanni O. Siliezar and
Carol S. Siliezar
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>

6/22, 29 & 7/6

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 MARY ELIZABETH FRAZER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Philip A. Frazer, 110 North Hickory Lane, New Oxford, PA 17350

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

ESTATE OF JAMES J. HYDOCK JR., DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Jeffery A. Hydock, 227 Ewell Avenue, Gettysburg, PA 17325

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

ESTATE OF FRANCIS W. KNOUSE, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Administratrix: Kim Harman, 2371 Coon Road, Aspers, PA 17304

Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF LOUIS SANFORD RICE II, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Julia Ann Rice, 1133 August Drive, Annapolis, MD 21403

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

ESTATE OF CONWAY T. SMITH a/k/a CONWAY THOMAS SMITH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Rose A. Smith, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

ESTATE OF RICHARD R. SNYDER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Krista W. Snyder, c/o Robert G. Frey, Esq., Frey and Tiley, 5 South Hanover Street, Carlisle, PA 17013

Attorney: Robert G. Frey, Esq., Frey and Tiley, 5 South Hanover Street, Carlisle, PA 17013

ESTATE OF NELLIE G. STAMBAUGH, DEC'D

Late of the Borough of Abbottstown, Adams County, Pennsylvania

Executor: William F. Stambaugh, 16 Sunset Avenue, New Oxford, PA 17350

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

SECOND PUBLICATION**ESTATE OF SAMUEL JOSEPH BOWSER, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Margaret L. Maietta, P.O. Box 454, State Line, PA 17263

ESTATE OF RUTH W. ELDER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Jacqueline E. Murren, 125 Wheaton Drive, Littlestown, PA 17340

Attorney: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

ESTATE OF LOIS B. GANTZ, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Wayne E. Gantz, 1479 Potato Road, Aspers, PA 17304; Larry S. Gantz, 1858 Old Carlisle Road, Aspers, PA 17304

THIRD PUBLICATION**ESTATE OF RICHARD ALLEN DeRITA JR., DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Personal Representative: Kevin Naill, 1245 Harney Road, Littlestown, PA 17340

Attorney: Phillips & Phillips, 101 West Middle Street, Gettysburg, PA 17325

ESTATE OF TIMOTHY H. EMIG, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Melissa A. Melhorn, P.O. Box 264, Dover, PA 17315

Attorney: Rob A. Krug, Esq., 53 East Canal Street, P.O. Box 155, Dover, PA 17315

ESTATE OF ROBERT P. KIEL, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Executrix: Jean K. Stevens, 2320 Pumping Station Road, Fairfield, PA 17320

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

ESTATE OF DOROTHY E. LANGLEY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Robert D. Langley, 3410 Emmitsburg Road, Gettysburg, PA 17325

Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARGARET B. LeGAY a/k/a MARGARET G. LeGAY, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Michael J. LeGay, 509 Bitterfield Drive, Ballwin, MO 63011

Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

SHERIFF SALES

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Writ of Execution No.:
2011-SU-0001996
Property Address: 150 Friendship Lane,
Gettysburg, PA 17325
Parcel No.: 9-E13-212
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Michelle K. Bakner and
Brett W. Bakner
Attorneys for Plaintiff: Christopher A.
DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2010-SU-0000543
Property Address: 240 Kindig Road,
Littlestown, PA 17340
Parcel No.: J17-207
Municipality: Germany
Improvements: Residential Dwelling
Defendants: Jay R. Mutchler and
Cynthia D. Mutchler
Attorneys for Plaintiff: Kristine M.
Anthou, Esq., 412-281-7650

Writ of Execution No.:
2011-SU-0001492
Property Address: 760 East Buchanan
Valley Road, Orrtanna, PA
17353-9765
Parcel No.: 01-12-B09-0003A-000
Municipality: Residential Dwelling
Improvements: Franklin
Defendants: Robert E. Eckenrode and
Ginger L. Eckenrode
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0001388
Property Address: 11 Blue Gill Trail,
Fairfield, PA 17320
Parcel No.: 03/20
Municipality: Carroll Valley
Improvements: Erected Thereon a
Dwelling
Defendants: Jeremy J. McKnight,
Sarah C. McKnight
Attorneys for Plaintiff: Kristine M.
Anthou, Esq., 412-281-7650

Writ of Execution No.:
2011-SU-0001755
Property Address: 226 South Columbus
Avenue, Littlestown, PA 17340-1548
Parcel No.: 27013-0004---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: William F. Norton III and
Jodi L. Norton a/k/a Jodi Norton
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001917
Property Address: 33 Williamsburg
Court, Littlestown, PA 17340-1526
Parcel No.: 27011-0168---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Wanda L. Vance and
James A. Vance
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001521
Property Address: 110 Pine Ridge Lane,
Fayetteville, PA 17222-8321
Parcel No.: 12A10-0032---000
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Jeanne M. Leshner and
Kenneth E. Downin Sr.
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001769
Property Address: 29 Strausbaugh Trail,
Fairfield, PA 17320-9509
Parcel No.: 25AA0-0119---000
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Barry L. Gastley a/k/a
Barry Lee Gastley and Lauren E.
Gastley a/k/a Lauren Elizabeth
Gastley
Attorneys for Plaintiff: Matthew
Brushwood, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000206
Property Address: 109 North Queen
Street, Littlestown, PA 17340-1217
Parcel No.: 27008-0026---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Jennifer L. Dori
Attorneys for Plaintiff: Matthew
Brushwood, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0002005
Property Address: 2700 Centennial
Road, Hanover, PA 17331-9094
Parcel No.: 32113-0081---000
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: David M. McDannell
Attorneys for Plaintiff: Christina C. Viola,
Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000298
Property Address: 26 Maple Street,
Gettysburg, PA 17325
Parcel No.: 01-06-005-0065-00-000
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Timothy R. Sterling
Attorneys for Plaintiff: Andrew L.
Markowitz, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001973
Property Address: 1 Hickory Avenue,
Gettysburg, PA 17325-7823
Parcel No.: 06006-0029---000
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Christine M. Wolfgang and
Michael A. Wolfgang
Attorneys for Plaintiff: Matthew
Brushwood, Esq., 215-563-7000

Continued Until Friday, September 21,
2012 at 10:00 a.m.
Writ of Execution No.:
2010-NO-0001050
Property Address: 157 North Main
Street, Bendersville, PA 17306
Parcel No.: 001-0036---000
Municipality: Bendersville
Improvements: Residential Dwelling
Defendants: Timothy A. Smith II and
Celeste E. Smith
Attorneys for Plaintiff: Robert E.
Campbell, Esq., 717-334-9278

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>

6/22, 29 & 7/6