

# Adams County Legal Journal

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COMMONWEALTH VS. FRENCH

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1248 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1248

WELLS FARGO BANK NA

JEFFREY P. AMBROSE &

KRISTI A. AMBROSE

8 SUNSHINE AVENUE

GETTYSBURG, PA 17325

CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0208---000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$309,793.77

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Jeffrey P. Ambrose & Kristi A. Ambrose** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1129 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1129

BENEFICIAL CONSUMER DISCOUNT COMPANY

vs.

JEFFREY AUER & KELLY E. AUER

318 RIDGE AVENUE

MCSHERRYSTOWN, PA 17344

MCSHERRYSTOWN BOROUGH

Parcel No.: 28-001-0078---000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$165,857.86

Attorneys for Plaintiff

STERN AND EISENBERG, LLP

SEIZED and taken into execution as the property of **Jeffrey Auer & Kelly E. Auer** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1319 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1319

PHH MORTGAGE CORPORATION

vs.

JOSEPH E. BAHN

410 BRICKCRAFTERS ROAD

NEW OXFORD, PA 17350

MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-J11-0020---000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$199,828.35

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Joseph E. Bahn** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## COMMONWEALTH VS. FRENCH

1. A challenge to the discretionary aspect of a sentence is considered a petition for permission to appeal because the right to pursue such a claim is not absolute.

2. The appellant must demonstrate that a substantial question exists as to whether the sentence imposed is inappropriate under the Sentencing Code. A substantial question exists only when the appellant advances a colorable argument that the sentencing judge's actions were either: (1) inconsistent with the specific provisions of the Sentencing Code or (2) contrary to the fundamental norms which underlie the sentencing process.

3. Appellate authority is unequivocal in holding that an allegation that the sentencing court failed to consider mitigating factors in favor of a lesser sentence does not present a substantial question appropriate for review.

In the Court of Common Pleas of Adams County, Pennsylvania, Criminal, No. CP-01-CR-941-2009, COMMONWEALTH OF PENNSYLVANIA VS. SCOTT DAVID FRENCH.

Shawn C. Wagner, Esq., District Attorney, for Commonwealth  
Warren P. Bladen, Esq., Assistant Public Defender, for Defendant  
George, J., June 28, 2010

### OPINION PURSUANT TO PA. R.A.P. 1925(a)

On January 25, 2010, the Appellant, Scott David French, entered a plea of guilty to escape as a felony of the third degree in violation of Section 5121(a) of the Pennsylvania Crimes Code. The Appellant's plea was entered without any sentencing agreement. A pre-sentence investigation was completed and Appellant appeared for sentencing on April 22, 2010. The pre-sentence investigation reflected an offense gravity score of five and a RFEL prior record score. The Sentencing Guidelines called for a standard range minimum sentence of 24 to 36 months. After review of the pre-sentence investigation, the Appellant was sentenced to no less than two years nor more than six years in a State Correctional Institution. The sentencing order clearly reflects that the Court considered Appellant's specific circumstances in imposing a minimum sentence at the very bottom of the standard range. Appellant currently appeals alleging that the sentence imposed by the Court is an abuse of discretion. As this appeal is clearly meritless, in-depth discussion is not necessary.

Appellant's claim relates to the discretionary aspect of his sentence. A challenge to the discretionary aspect of a sentence is considered a petition for permission to appeal because the right to pursue such a claim is not absolute. *Commonwealth v. McAfee*, 849

A.2d 270, 274 (Pa. Super. 2000). Therefore, the appellant must set forth in his brief a concise statement of the reasons relied upon for allowance of appeal. Pa. R.A.P. 2119(f). Importantly, the appellant must demonstrate that a substantial question exists as to whether the sentence imposed is inappropriate under the Sentencing Code. 42 Pa. C.S.A. § 9781(b). The Superior Court has previously instructed that a substantial question exists “only when the appellant advances a colorable argument that the sentencing judge’s actions were either: (1) inconsistent with the specific provisions of the Sentencing Code or (2) contrary to the fundamental norms which underlie the sentencing process.” *Commonwealth v. Bullock*, 868 A.2d 516, 528 (Pa. Super. 2005). Clearly, a sentence at the applicable standard sentencing guideline range is not inconsistent with a specific provision of the Sentencing Code nor is contrary to the fundamental norms which underlie the sentencing process. Rather, the sentence imposed by this Court precisely follows the mandate of the Sentencing Code that a sentencing court consider guidelines adopted by the Pennsylvania Commission on Sentencing, 42 Pa. C.S.A. § 9721(b), when imposing sentence. As this Court has neither ignored nor misapplied the law, exercised its judgment for reasons of partiality, prejudice, bias or ill will, nor arrived at manifestly unreasonable decision, Appellant has not demonstrated an abuse of discretion sufficient to disturb the sentence. *Commonwealth v. Shugars*, 895 A.2d 1270, 1275 (Pa. Super. 2006).

To the extent the Appellant claims this Court improperly failed to consider mitigation in his favor, the appeal remains frivolous. Appellate authority is unequivocal in holding that an allegation that the sentencing court failed to consider mitigating factors in favor of a lesser sentence does not present a substantial question appropriate for review. *Commonwealth v. Hanson*, 856 A.2d 1254, 1258 (Pa. Super. 2004), citing *Commonwealth v. McNabb*, 819 A.2d 54, 57 (Pa. Super. 2003).

For the foregoing reasons, it is respectfully requested that judgment of sentence be affirmed.

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1379 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1379

FREEDOM MORTGAGE  
CORPORATION

vs.

DAVID E. BAKER & CATHY L. BAKER

160 TRINITY ACRES LANE  
FAYETTEVILLE, PA 17222-8371  
HAMILTONBAN TOWNSHIP

Parcel No.: 18-A12-0002---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$495,031.33

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **David E. Baker & Cathy L. Baker** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1600 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1600

US BANK NATIONAL ASSOCIATION  
vs.

MATTHEW H. BECK &  
MICHELLE R. BECK

117 BILLERBECK STREET  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-002-0087---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$68,347.18

Attorneys for Plaintiff

PURCELL, KRUG & HALLER

SEIZED and taken into execution as the property of **Matthew H. Beck & Michelle R. Beck** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1752 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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-1752

BAC HOME LOANS SERVICING LP  
vs.

NORMA A. BAKER

486 HERITAGE DR.  
GETTYSBURG, PA 17325  
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-102-00188---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGEMENT AMOUNT: \$449,242.58

Attorneys for Plaintiff

MARC S. WEISBERG, ESQ.

SEIZED and taken into execution as the property of **Norma A. Baker** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1536 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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-1536  
BANK OF NEW YORK MELLON  
vs.  
SHAWN M. BURNS &  
CINDY D. BURNS

ALL THAT CERTAIN lot of piece of ground in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania, being known as Lot No. 133 in Section R1, bounded and more fully described in Deed Book 4189 Page 26, Instrument No. 200500023515.

BEING known as  
4 PEACH TREE TRAIL  
FAIRFIELD, PA 17320  
CARROLL VALLEY BOROUGH

Title to said premises is vested in Shawn M. Burns and Cindi D. Burns by deed from Brian D. Carson, a single man, dated October 21, 2005 and recorded November 1, 2005 in Deed Book 4189 Page 26, Instrument No. 200500023515.

Parcel No.: 43-041-0008---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$220,385.56

Attorneys for Plaintiff  
MCCABE, WEISBERG & CONWAY

SEIZED and taken into execution as the property of **Shawn M. Burns & Cindi D. Burns** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-451 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-451  
CITIMORTGAGE INC.  
vs.  
JOHN L. BECKER &  
DONNA L. BECKER

67 SUSAN LANE, LOTS 57 & 58  
NEW OXFORD, PA 17350  
READING TOWNSHIP

Parcel No.: 36-J08-0085---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$87,926.30

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **John L. Becker & Donna L. Becker** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1492 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1492  
US BANK NATIONAL ASSOCIATION  
vs.  
CYNTHIA D. BRINKERHOFF

35 SYCAMORE COURT  
BIGLERVILLE, PA 17340  
BONNEAUVILLE BOROUGH

Parcel No.: 06-010-0044---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$288,857.02

Attorneys for Plaintiff  
GOLDBECK MCCAFFERTY &  
MCKEEVER

SEIZED and taken into execution as the property of **Cynthia D. Brinkerhoff** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1295 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1295

CHASE HOME FINANCE LLC  
vs.

THOMAS R. CARRICK &  
REBECCA A. CARRICK

25 MAIN STREET  
MCSHERRYSTOWN, PA 17344  
MCSHERRYSTOWN BOROUGH

Parcel No.: 28-002-0079---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$109,648.37

Attorneys for Plaintiff  
MARC WEISBERG, ESQ.

SEIZED and taken into execution as the property of **Thomas R. Carrick & Rebecca A. Carrick** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-591 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-591

SHREE GANESH FINANCE LLC &  
RAJESH PATEL

vs.  
JAMES H. DELANEY, JR.  
OAKLAWN MEMORIAL GARDENS INC.

1915 HERR'S RIDGE ROAD  
GETTYSBURG, PA 17325  
CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0056---000

IMPROVEMENTS THEREON:  
COMMERCIAL BUILDING

JUDGEMENT AMOUNT: \$248,714.53

Attorneys for Plaintiff  
CALDWELL & KEARNS

SEIZED and taken into execution as the property of **James H. Delaney, 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1162 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1162

WELLS FARGO BANK NA  
vs.

ROBERT W. CARR &  
DANA JEAN CARR

367 SOUTH COLUMBUS AVENUE  
LITTLESTOWN, PA 17340-1538  
LITTLESTOWN BOROUGH

Parcel No.: 27-011-0270---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$276,067.86

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Robert W. Carr & Dana Jean Carr** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1245 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1245

WELLS FARGO BANK NA  
vs.

MICHAEL J. DOONER &  
JOELLEN M. DOONER

8 UNION VIEW DRIVE a/k/a  
8 UNION VIEW DRIVE, UNIT 36  
GETTYSBURG, PA 17325  
CUMBERLAND TOWNSHIP

Parcel No.: 09-F12-0265---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$203,622.13

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Michael J. Dooner & Joellen M. Dooner** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1524 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 07-S-1524

US BANK NATIONAL ASSOCIATION  
vs.

NICHOLAS DERITA SR. AND  
NICHOLAS DERITA JR.

342 GREEN SPRINGS ROAD  
HANOVER, PA 17331  
BERWICK TOWNSHIP

Parcel No.: 04-L12-0053---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$142,626.22

Attorneys for Plaintiff

BARBARA FEIN, ESQ.

SEIZED and taken into execution as the property of **Nicholas Derita Sr. & Nicholas Derita 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-786 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-786

CHASE HOME FINANCE LLC  
vs.

TROY AND JENNIFER ELDER  
125 MADISON STREET a/k/a  
125 SOUTH MADISON STREET  
HANOVER, PA 17331-4810  
CONEWAGO TOWNSHIP

Parcel No.: 08-009-0050---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$285,403.80

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Troy L. Elder & Jennifer A. Elder** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14



## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-533 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-533

BAC HOME LOANS SERVICING LP  
vs.  
RANDALL ALLAN HARTZEL &  
JENNIFER LYNN HARTZEL

ALL THAT unimproved lot of ground situate on the Northeast side of Pennsylvania Legislative Route 01005, Centennial Road, in Conewago Township, Adams County, Pennsylvania, more particularly bounded and more fully described in Deed Book 4634, Page 128.

BEING known as  
3230 CENTENNIAL RD., LOT 3  
HANOVER, PA 17331  
CONEWAGO TOWNSHIP

Title to said premises is vested in Randal Allan Hartzel and Jennifer Lynn Hartzel by deed from TCT Enterprises, LLC, dated October 31, 2006 and recorded November 7, 2006 in Deed Book 4634, Page 128.

Parcel No.: 08-K14-0001T--000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$235,988.44

ATTORNEYS FOR PLAINTIFF  
MCCABE, WEISBERG & CONWAY,  
P.C.

SEIZED and taken into execution as the property of **Randall Allan Hartzel & Jennifer Lynn Hartzel** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1509 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1509

WELLS FARGO BANK NA  
WACHOVIA MORTGAGE  
CORPORATION  
vs.  
JAMES D. GILBERT

16 BATTERY RIDGE DRIVE  
GETTYSBURG, PA 17325  
MOUNT JOY TOWNSHIP

Parcel No.: 30-F18-0055---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$369,989.53  
PLUS COSTS

Attorneys for Plaintiff  
MARTHA E. VON ROSENSTIEL, ESQ.

SEIZED and taken into execution as the property of **James D. Gilbert** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-271 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-271

US BANK NATIONAL ASSOCIATION  
vs.  
DONALD L. GRAY & LISA J. GRAY

53 CROSSLAND TRAIL  
CARROLL VALLEY, PA 17320-8236  
CARROLL VALLEY BOROUGH

Parcel No.: 43-002-0095---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$244,873.87

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Donald L. Gray & Lisa J. Gray** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1571 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1571  
BANK OF NEW YORK MELLON  
vs.

DORIS M. KRICHTEN  
50 DANIEL LANE f/k/a  
450 MT. MISERY ROAD  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-K12-0081C---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$118,722.16

Attorneys for Plaintiff  
SHAPIRO & DENARDO, LLC

SEIZED and taken into execution as the property of **Doris M. Krichten** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## NOTICE

NOTICE IS HEREBY GIVEN that FAWN E. SMITH, ESQUIRE, intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on the 4th day of February, 2011, and that she intends to practice law as the Assistant District Attorney in the Office of the District Attorney, County of Adams, Adams County Courthouse, 111 Baltimore Street, Room #6, Gettysburg, Pennsylvania.

12/17, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1551 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1551  
OCWEN LOAN SERVICING LLC  
vs.

PATRICK W. KNIGHT & JESSICA M.  
REISSINGER a/k/a JESSICA M.  
RESINGER

321 OXFORD ROAD  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-001-0122---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$140,733.92

Attorneys for Plaintiff  
UDREN LAW OFFICES, PC

SEIZED and taken into execution as the property of **Patrick W. Knight & Jessica M. Reissinger a/k/a Jessica M. Reisinger** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1431 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1431  
WELLSFARGO BANK NA  
vs.

MARK A. KNIGHT &  
MARIO F. CISNEROS  
1366 EVERGREEN WAY #1B  
ORRTANNA, PA 17353  
FRANKLIN TOWNSHIP

Parcel No.: 12-C10-0057---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$336,499.16

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Mark A. Knight & Mario F. Cisneros** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

**ESTATE NOTICES**

**NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.**

**FIRST PUBLICATION****ESTATE OF MARION F. FALVEY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Loretta F. Cleveland, 36 E. Lincoln Avenue, Gettysburg, PA 17325

Attorney: Lawrence M. Frangiosa, Esq., 1220 Valley Forge Road, Suite #3, Phoenixville, PA 19460

**ESTATE OF ROYCE AULDEN EMERSON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Eugene Edward Emerson, 1516 Carlisle Pike, Hanover, PA 17331

**SECOND PUBLICATION****ESTATE OF JOHN P. BURICH, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Susan B. Redding, 167 Gordon Avenue, Gettysburg, PA 17325

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

**ESTATE OF SUAN G. DITZLER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: William E. Ditzler, 50 Longview Drive, Gettysburg, PA 17325

**ESTATE OF LAWRENCE HENRY ECKERT, III, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Kimberly Eckert, 73 W. Canal St., Dover, PA 17315

**ESTATE OF ROBERT W. EDLING, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Mark D. Webb, P.O. Box 1741, Marble Falls, TX 78654

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

**ESTATE OF GEORGE L. MARTIN, SR., DEC'D**

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

Executor: G. Leamon Martin, Jr., 3608 Nicholson Road, Westminster, MD 21157

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

**ESTATE OF M. JOYCE NOEL a/k/a MARY JOYCE NOEL, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executors: Leo R. Noel, 2705 Centennial Road, Hanover, PA 17331; Kathryn A. Lemmon, 2050 Centennial Road, Hanover, PA 17331; Steven E. Noel, 1059 Swift Run Road, New Oxford, PA 17350

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

**ESTATE OF WARREN L. SPENCER, SR., DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Ronnie R. Spencer, 145 Liberty Street, Westminster, MD 21157; Judy L. Spencer, 145 Liberty Street, Westminster, MD 21157

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

**ESTATE OF MARY L. TERRY, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Gloria N. Bailey, 128 W. Ring Factory Road, Apt. 1331, Bel Air, MD 21014

Attorney: Alex E. Snyder, Esq., Barley Snyder LLC, 14 Center Square, Hanover, PA 17331

**ESTATE OF CHARLES W. WEIKERT, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Administratrix: Marietta W. Witt, 1080 Hoffman Home Road, Littlestown, PA 17340

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

**THIRD PUBLICATION****ESTATE OF ARTHUR E. MENTZER, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrices: Rosalie Mentzer Kerr and Betty Mentzer Weirich, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

**ESTATE OF LORRAINE M. RILEY, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Amy C. Gilbert, 785 Taneytown Road, Gettysburg, PA 17325

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

**ESTATE OF THELMA M. RUPPERT, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: ACNB Bank, formerly known as Adams County National Bank, P.O. Box 4566, Gettysburg, PA 17325

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

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1477 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1477

EVERHOME MORTGAGE COMPANY  
vs.

JUANITA K. LARMER

120 WATER STREET, LOT 2A  
FAIRFIELD, PA 17320  
HAMILTONBAN TOWNSHIP

Parcel No.: 18-C15-0088---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$139,717.89

Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY,  
P.C.

SEIZED and taken into execution as the property of **Juanita K. Larmer** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

NOTICE

NOTICE IS HEREBY GIVEN that AMBER LANE, ESQUIRE, intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on the 4th day of February, 2011, and that she intends to practice law as the Assistant District Attorney in the Office of the District Attorney, County of Adams, Adams County Courthouse, 111 Baltimore Street, Room #6, Gettysburg, Pennsylvania.

12/17, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1195 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 10-S-1195

INTEGRITY BANK  
vs.

BILLY C. LEONARD

825 BLACK HORSE TAVERN ROAD  
GETTYSBURG, PA 17325  
CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0048---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$150,496.10

Attorneys for Plaintiff

REAGER & ADLER, P.C.

SEIZED and taken into execution as the property of **Billy C. Leonard** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14

LEGAL NOTICE--ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street in Littlestown, PA, between the hours of 1:00 and 2:00 p.m., on January 15th, 2011 to elect directors and to transact any other business properly presented.

Attest: Marilyn Q. Butt  
President/Treasurer

12/10, 17, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 06-S-441 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, 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. 06-S-441

ASTORIA FEDERAL SAVINGS &  
LOAN ASSOCIATION

vs.

KARON E. LARUE a/k/a KAREN E.  
LARUE a/k/a KAREN E.  
BAUMGARDNER

703 CHAMBERSBURG ROAD  
GETTYSBURG, PA 17325  
CUMBERLAND TOWNSHIP

Parcel No.: 09-F12-0164---000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$59,096.13

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Karon E. Larue a/k/a Karen E. Larue a/k/a Karon E. Baumgardner** 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 March 18, 2011, 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 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.

12/31, 1/7 & 14