

Adams County Legal Journal

Vol. 52

July 30, 2010

No. 11, pp. 74-77

IN THIS ISSUE

KARPER VS. KARPER

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

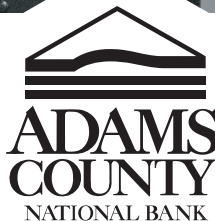
Karen Arthur
Trust Officer



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1630 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1630

SUSQUEHANNA BANK, FORMERLY
SUSQUEHANNA BANK PA,
SUCCESSOR BY MERGER TO
COMMUNITY BANKS

vs.

DANIEL E. BATTS, DENISE E. BATTS
& UNITED STATES OF AMERICA

120 BRICKYARD ROAD
NEW OXFORD, PA 17350

OXFORD TOWNSHIP

Parcel No.: 35-K12-0003-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$54,504.57

Attorneys for Plaintiff

Barley Snyder, LLC

SEIZED and taken into execution as the property of **Daniel E. Batts & Denise E. Batts & The United States of America** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-121 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-121

M&T BANK S/B/M MANUFACTURERS
AND TRADERS TRUST COMPANY
vs.

MICHAEL E. APPLER

29 MAIN STREET
McSHERRYSTOWN, PA 17344

Parcel No: 28-002-0081---000

BOROUGH OF McSHERRYSTOWN
(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$60,176.45

Attorneys for Plaintiff

Goldbeck, McCafferty & McKeever

SEIZED and taken into execution as the property of **Michael E. Appler** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1054 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 2008-S-1054

PRIVATE CAPITAL GROUP LLC

vs.

DANIEL J. BOONE

196 MARSH CREEK HEIGHTS
HUNTERSTOWN, PA 17325

PARCEL NO. 13-E17-0036---000

TOWNSHIP OF FREEDOM

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$92,516.91

Attorneys for Plaintiff

Zucker Goldberg & Ackerman, LLC

SEIZED and taken into execution as the property of **Daniel J. Boone** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

KARPER VS. KARPER

1. The statutory bar to alimony only applies to alimony resulting from a court-ordered award, not to alimony payments agreed to in an official writing between the parties.

2. Since the court did not award the alimony at issue here, the Divorce Code does not govern this matter, contract law does.

3. Property settlement agreements that are incorporated but not merged into divorce decrees remain separate and independent contracts between the parties.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil,
No. 07-S-144, ROBERT L. KARPER VS. CATHY A. KARPER.

John J. Mooney III, Esq., for Plaintiff

Anthony Miley, Esq., for Defendant

Bigham, J., December 11, 2009

OPINION

STATEMENT OF FACTS

Petitioner, Cathy A. Karper, and Respondent, Robert L. Karper, were issued a Divorce Decree on February 26, 2008. The Divorce Decree included the following language: “The Marriage Settlement Agreement, dated February 1, 2008 is incorporated but not merged into this Decree per Paragraph 22 of the Agreement and per Paragraph 4 of the Praeipice.” Pursuant to the Marriage Settlement Agreement (MSA), Mr. Karper was to pay Ms. Karper \$500.00 per month in alimony for twenty-four (24) months, commencing the month after entry of the Divorce Decree. MSA ¶ 11. The MSA further stated that the “. . . covenants and conditions hereof shall not be affected by their subsequent cohabitation or resumption of marital relations unless the parties otherwise specifically agree in writing.” MSA ¶ 30.

Ms. Karper entered into a cohabiting relationship with another, and Mr. Karper ceased making the alimony payments in August of 2009. Ms. Karper desires that this Court would enforce the MSA and compel Mr. Karper to pay the agreed upon alimony. Ms. Karper’s position is that the MSA is a separate contract and its terms are not governed by the Divorce Code because the agreement was incorporated but not merged into the Divorce Decree. Mr. Karper contends that the Divorce Code governs and that cohabiting terminates the duty to pay alimony. The parties submitted Memoranda of Law to the Court supporting their respective positions.

DISCUSSION

Contract law governs this situation. Section 3105 of the Divorce Code, titled *Effect of agreement between parties*, provides in pertinent part:

“(a) **Enforcement.** – A party to an agreement regarding matters within the jurisdiction of the court under this part, whether or not the agreement has been merged or incorporated into the decree, may utilize a remedy or sanction set forth in this part to enforce the agreement to the same extent as though the agreement had been an order of the court except as provided to the contrary in the agreement.

(b) . . .

(c) **Certain provisions not subject to modification.** – In the absence of a specific provision to the contrary appearing in the agreement, a provision regarding the disposition of existing property rights and interests between the parties, alimony, alimony pendente lite, counsel fees or expenses shall not be subject to modification by the court.”

23 Pa.C.S.A. § 3105 (2009). The Divorce Code further states, in section 3706, that:

“No petitioner is entitled to receive an award of alimony where the petitioner, subsequent to the divorce pursuant to which alimony is being sought, has entered into cohabitation with a person of the opposite sex who is not a member of the family of the petitioner within the degrees of consanguinity.”

23 Pa.C.S.A. § 3706 (2009).

The notes following this section, however, clearly express that the statutory bar to alimony only applies to alimony resulting from a court-ordered award, not to alimony payments agreed to in an official writing between the parties. *Woodings v. Woodings*, 601 A.2d 854, 856, 411 Pa. Super. 406, 410-11 (1992); *Britton v. Britton*, 582 A.2d 1335, 1338, 400 Pa. Super. 43, 49-50 (1990); *Miller v. Miller*, 48 Pa. D. & C.3d 211, 220 (Bucks Cty Ct Cm Pleas 1987); See *Bullock v. Bullock*, 639 A.2d 826, 829, 432 Pa. Super. 643, 649, (1994); *VanKirk v. VanKirk*, 485 A.2d 1194, 1196, 336 Pa.Super. 502, 505 (1984). In the instant case, alimony was not court-awarded, rather alimony was agreed upon in the MSA by the parties. The MSA was then incorporated but not merged into the

Divorce Decree per paragraph twenty-two (22). Since the court did not award the alimony at issue here, the Divorce Code does not govern this matter, contract law does.

Property settlement agreements that are incorporated but not merged into divorce decrees remain separate and independent contracts between the parties. *McMahon v. McMahon*, 612 A.2d 1360, 1363, 417 Pa. Super. 592, 598 (1992); *Brower v. Brower*, 604 A.2d 726, 729-30, 413 Pa. Super. 48, 54-55 (1992); See *Jackson v. Culp*, 583 A.2d 1236, 1238, 400 Pa. Super. 519, 521-22 (1990). Thus, contract law governs such settlement agreements. *VanKirk* at 1196, 336 Pa. Super. at 505; *Kripp v. Kripp*, 849 A.2d 1159, 1163, 578 Pa. 82, 90 (2004).

When interpreting a contract, the parties' intent controls. A court must look to the plain meaning of the words in the writing itself to determine the parties' intent. See *VanKirk* at 1196, 336 Pa. Super. at 505. Absent a provision in the contract permitting a court to modify the terms of the contract, the parties will be bound to the written terms of the agreement.

Paragraph twenty-two (22) of the MSA at issue in this case states verbatim:

“In the event either of the Parties shall recover a final judgment or decree of absolute divorce against the other by any Court of competent jurisdiction in any divorce proceedings that have been or may be instituted, the provisions of this Agreement, or the essential parts hereof, may be incorporated by reference or in substance for purposes of enforcement of the contractual obligations of the parties, but shall not be deemed merged into any such judgment or decree. This Agreement shall survive any such final judgment or decree of absolute divorce, shall be entirely independent thereof, and the Parties intend that all obligations contained herein shall retain their contractual nature in any enforcement proceedings and be forever binding and conclusive upon the parties, whether enforcement is sought in an action on the contract itself or in any enforcement of the action filed to the divorce action.”

MSA ¶ 22. The MSA was drafted by Mr. Karper's attorney and signed by Mr. Karper. Now, Mr. Karper claims that the MSA should be governed by the dictates of the Divorce Code. Clearly, that was not the intent of the parties, as evidenced above.

Further, the MSA expressly addresses the situation of cohabitation. “The parties agree that the terms, covenants and conditions hereof shall not be affected by their subsequent cohabitation or resumption of marital relations unless the parties otherwise specifically agree in writing.” MSA ¶ 30. No provision allowing modification of the MSA by the Court exists. The language appearing above is like the language at issue in the *Kripp* case.

In *Kripp*, the term “cohabitate” was deemed ambiguous in that it was unclear whether living with a member of the same sex constituted cohabitation. The court reasoned that because cohabitation was not defined in the agreement, multiple ordinary definitions of the term existed, and the term was not clarified by any surrounding language in the agreement itself, cohabitation was an ambiguous term. Similar to the situation in *Kripp*, the Karper’s MSA does not define cohabitation and multiple ordinary meanings of cohabitate exist. Yet, in the Karpers’ MSA, clarifying language sheds light on the meaning of cohabitation.

First, the phrase “subsequent cohabitation” is prefaced with the term “their.” Second, the words “or resumption of marital relations” appear immediately after “their subsequent cohabitation.” Only the parties themselves could *resume* marital relations, so that obviously applies to the parties as a couple. Moreover, why add the word “their” prior to “subsequent cohabitation,” except to indicate that the parties’ subsequent cohabitation with each other would not affect the terms of the MSA. Because of this clarifying language, the Court finds Mr. Karper’s argument regarding the interpretation of cohabitation persuasive.

In consideration of the foregoing discussion, this Court finds that the MSA is governed by contract law. According to the law of contract, this Court determines that the intent of the parties to this action was that if they were to reconcile, the terms of the MSA would not be affected. Ms. Karper is cohabiting with someone other than Mr. Karper, who is of the opposite sex and is not related within degrees of consanguinity. Petition denied.

Accordingly, the attached Order is entered.

ORDER OF COURT

AND NOW, this 11th day of December, 2009, in consideration of Defendant’s Petition to Enforce Marriage Settlement Agreement, IT IS ORDERED THAT Defendant’s Petition is denied.

**LEGAL NOTICE
ADAMS COUNTY TAX CLAIM BUREAU JUDICIAL SALE**

Pursuant to Court Orders 10-S-761 and 10-S-765 through 10-S-773, the following real property will be offered for sale Friday, September 24, 2010 at 1:00 p.m. E.D.S.T., at the Adams County Courthouse, 117 Baltimore St., 4th floor, Gettysburg, Pennsylvania. The purpose of this sale is to dispose at public sale the following parcels of real estate:

OWNERS OR REPUTED OWNERS	TOWNSHIP/ BOROUGH	MAP NO., PARCEL NO., LOT NO. OR PROPERTY DESCRIPTION
Merryman, Richard	Berwick	L12-0069---000
Dingus, Jeffrey M.	Butler	F09-0046A---000
Vasquez, Miguel & Beatriz	Mt. Pleasant	Commodore Mobile Home
Wolfe, Phillip L. & Jessica	Mt. Pleasant	Fleetwood Mobile Home
Beach, Carl L.	Mt. Pleasant	Derosé Mobile Home
Becker, Helen I.	Oxford	K11-0138---000
Madrigal, Oscar Manzo	Reading	Pineview Mobile Home
Cornman, Harmon D.	York Springs	002-0056B---000
Mort, Dwayne E. & Sharon K.	Carroll Valley	043-0042---000

TERMS OF SALE: CASH IN THE FORM OF CURRENCY OF THE UNITED STATES IF THE PURCHASE PRICE IS \$50.00 OR LESS. For properties selling for more than \$50.00, \$50.00 in the form of currency of the United States and a check or other satisfactory payment of the balance. All properties shall be paid for at the time the property is struck down. The purchaser(s) shall be required to pay, in addition to the bid price, the fees for preparing and recording a deed, and any applicable transfer taxes due (1% of (the assessed value x 4.22) x 2).

A purchase verification form must be notarized and submitted. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. § 5860.618, this form verifies that you are not the owner, a partner or shareholder of the owner, or in any of the following relationships with the owner: trust, partnership, limited partnership, corporation or any other business association. These forms will be given to you at the time of purchase.

**ADAMS COUNTY TAX CLAIM BUREAU
NOTICE OF PUBLIC UPSET TAX SALE**

TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING LIENS, JUDGMENTS OR MUNICIPAL OR OTHER CLAIMS AGAINST SUCH PROPERTIES.

Notice is hereby given by the Tax Claim Bureau in and for the County of Adams under the Act of 1947, P.L. 1368, as amended, that the Bureau will expose at public sale in the Adams County Courthouse, fourth floor, Jury Assembly Room, 117 Baltimore Street, in the Borough of Gettysburg, Pennsylvania at 9:00 a.m. E.D.S.T. on September 24, 2010 or any date to which the sale may be adjourned, re-adjourned or continued, for the purpose of collecting unpaid 2008 and any prior real estate taxes, municipal liens, and all costs thereto, the following described set forth.

The sale of the property may, at the option of the Bureau, be stayed if the owner thereof or any lien creditor of the owner, on or before the date of the sale enters into an agreement with the Bureau to pay the taxes, claims, and all costs in installments in the manner provided by said Act, and the agreement be entered into.

There will be no Redemption Period after the date of the sale, but these taxes and costs can be paid up to the date of the sale, (September 24, 2010).

It is strongly urged that the prospective purchasers have an examination made of the title of any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without guarantee or warranty whatsoever.

The property so struck down will be settled for before the next property is offered for sale. Deeds for the premises will be prepared by the Tax Claim Bureau and recorded. Buyer(s) will be required to pay, in addition to their bid, at the time the property is struck down to them, the basic sum for preparing and recording the deed, and the costs of such realty transfer stamps as required (1% of the assessed value x 4.22% X 2). The Tax Claim Bureau will mail the deeds to the address given by the purchaser.

A property not be sold if the delinquent taxes and all costs are paid prior to the sale and it is suggested that this be done as soon as possible before the sale, as the earlier this is done, the more saving there will be in the amount of costs etc.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

TERMS OF SALE: In the case of all properties selling for one hundred dollars (\$100.00) or less, cash in the form of currency of the United States must be paid in full at the time the property is struck down. In the case of properties for which more than one hundred dollars (\$100.00) has been bid, the sum of one hundred dollars (\$100.00) cash in the form of currency of the United States must be paid with the balance being paid by a check on a bank or other satisfactory payment when the property is struck down. If the balance of the purchase price is not paid for any reason (for example, if a check is not paid), the one hundred dollars (\$100.00) cash paid shall be forfeited as liquidated damages.

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

IN ACCORDANCE WITH ACT NO. 133 P.L. 1368, NO. 542, PROSPECTIVE PURCHASERS AT ALL TAX SALES ARE NOW REQUIRED TO CERTIFY TO THE TAX CLAIM BUREAU AS FOLLOWS:

- 1. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING REAL ESTATE TAXES OWED TO TAXING BODIES WITHIN ADAMS COUNTY, AND
- 2. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING MUNICIPAL UTILITY BILLS OWED TO MUNICIPALITIES WITHIN ADAMS COUNTY.

David K. James, III
Solicitor, Tax Claim Bureau

Danielle Helwig
Director, Tax Claim Bureau

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
	ABBOTTSTOWN BOROUGH	
Gladfelter, John R.	01-004-0074---000	\$9,054.00
Banda, Esteban	01-005-0011---000	\$7,140.00
	ARENDTSTOWN BOROUGH	
Hays, Lawrence Walter III & Bessie D.	02-004-0008---000	\$9,174.00
	BERWICK TOWNSHIP	
Turner, Gale G. & Florence S.	04-K10-0086---000	\$15,516.00
Mavros, Nicholas T. & Lona A.	04-K11-0025---000	\$56,162.00
Tester, Melissa & D. Kevin	04-K11-0045AA-000	\$5,867.00
Laughman, Rory L.	04-K11-0092---000	\$26,778.00
Middle Atlantic Financial	04-L10-0026---000	\$255,945.00
Bragg, Diana	04-L10-0040---285	\$1,975.00
Cook, Stephanie	04-L10-0040---314	\$3,590.00
Cintron, Juan & Rosemary	04-L10-0040---511	\$3,699.00
Member's 1st FCU	04-L11-0154---000	\$2,275.00
Test Enterprises Inc.	04-L11-0157AA-000	\$26,099.00
Emig, William Jr. & Hilda	04-L12-0044---000	\$2,333.00
Wolf, Stephen L. & Hope	04-L12-0065---000	\$2,395.00
	BIGLERVILLE BOROUGH	
Petrosky, David A. & Angela	05-003-0097---000	\$7,299.00
Wintrose, Dwight & Pearl	00-001-0013---000	\$47,599.00
	BONNEAUVILLE BOROUGH	
Towner, Scott O. & Kimberly	06-007-0011---000	\$14,217.00
	BUTLER TOWNSHIP	
Southerly, Michael A.	07-F07-0035---001	\$6,119.00
Sease, Michael E.	07-F09-0011---000	\$5,818.00
Armon, Lillian M.	07-F09-0043---000	\$22,438.00
Shamrock Ventures LLC	07-F09-0072---000	\$6,753.00
Acevedo, Gloria	07-F10-0038---008	\$2,784.00
Shriner, Annette T.	07-F10-0038---016	\$1,191.00
Schmalix, Michael	07-F10-0038---041	\$3,037.00
Pappas, Nicholas & Cathy	07-F10-0038---042	\$2,220.00
Carey, Martha L.	07-F10-0038---053	\$6,730.00
Anchor Estates	07-F10-0038---068	\$2,276.00
Stull, Bradley & Christine	07-F10-0038---078	\$4,582.00
Kump, Cindy	07-F10-0038---079	\$3,009.00
Kuhn, Toni	07-F10-0038---081	\$5,320.00
Dineley, Paul	07-F10-0038---082	\$5,706.00
Fleming, Mildred R. & Robert	07-G06-0042---000	\$9,650.00

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
	CONEWAGO TOWNSHIP	
Hanover Brewing Co. LLC	08-008-0022---000	\$18,451.00
Bolinsky, Michael R.	08-008-0056---000	\$5,752.00
Miller, Mary M.	08-008-0071---000	\$9,849.00
Baer, Lauren C.	08-008-0110---000	\$26,883.00
Menges, Patricia Ann	08-009-0065---000	\$7,671.00
RADCO Partnership	08-010-0060---000	\$12,341.00
Bankert, Randy L.	08-L15-0030---000	\$8,506.00
Bankert, Randy L.	08-L15-0031---000	\$15,284.00
Saner, Adam C. & Robin L.	08-L15-0047---000	\$11,142.00
	CUMBERLAND TOWNSHIP	
Mathers, Wendell & Deborah	09-E11-0047---000	\$9,994.00
Oak Lawn Memorial Gardens	09-E12-0079---000	\$30,218.00
Wolf, Steve R.	09-E12-0169---000	\$38,545.00
Delaney, James H.	09-E13-0056---000	\$9,516.00
Holt, John A.	09-E16-0033---000	\$19,335.00
CM Metals Gettysburg	09-E16-0075---000 PLUS	\$750,287.56
Heckendorn, James & Christi	09-E17-0066H---000	\$5,726.00
Grumbine, Paul C.	09-F11-0017A---000	\$21,281.00
Heiges, David K. & Wendy	09-F11-0106S---000	\$29,872.00
Corradetti, David H. & Kimberly	09-F12-0239---000	\$17,873.00
Barnett, Barbara Carol	09-F15-0065---009	\$3,623.00
Rebello, Geraldine	09-F15-0065---020	\$1,840.00
Sanders, Deborah	09-F15-0065---039	\$5,717.00
O'Malley, Charles Leo	09-G15-0001C---000	\$27,112.00
	EAST BERLIN BOROUGH	
Brown, Earl W. II	10-004-0175---000	\$12,649.00
	FRANKLIN TOWNSHIP	
Coyle, John C.	12-A09-0067A---000	\$5,027.00
Fissel, Michael	12-B07-0008---010	\$382.00
Penn, William C. & Joy R.	12-B08-0012---000	\$11,200.00
Bigler, Edward & Donna	12-B08-0047---001	\$1,295.00
Shafer, Steven T.	12-B08-0051---000	\$4,931.00
Valme, Corneille & Gina M.	12-B09-0033---000	\$3,633.00
Strausbaugh, Charles W. & Alverda	12-B09-0038G---000	\$1,781.00
Moses, Rosario & Nathaly, Vergel	12-B09-0085---000	\$22,955.00
Six, David S. & Ida Beth	12-B09-0095---000	\$13,430.00
Wilbert, Angela N.	12-C09-0067---000	\$8,434.00
Goetz, Robert K., Jr.	12-C10-0040---000	\$10,277.00
Haws, Robert W. & Caskey, Jami	12-C10-0189---000	\$5,649.00
Hippler, Wayne	12-C11-0031---009	\$1,891.00
Bloom, Richard L.	12-C11-0040D---000	\$10,831.00
Stansbury, David J. & Bonnie	12-C11-0072---000	\$15,233.00
Beamer, William H. & Lynda M.	12-D08-0010---000	\$6,223.00
Goetz, Robert K. & Linda	12-D10-0066---000	\$10,381.00
Mitchell, Robert W.	12-E11-0061---000	\$5,571.00
	FREEDOM TOWNSHIP	
Olswfski, Michael A.	13-D15-0025---000	\$6,715.00
Edwards, Danny D.	13-D15-0030D---000	\$15,007.00
Miller, Douglas A. & Jamie N.	13-E17-0024---000	\$10,157.00

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
	GERMANY TOWNSHIP	
Beck, Ronald J. & Elaine	15-H18-0017---000	\$16,183.00
Childs, Geoffrey A.	15-I16-0046---000	\$7,817.00
Ronald W. Smith Investment	15-I17-0006---000	\$66,801.00
Ronald W. Smith Investment	15-I17-0007C---000	\$2,406.00
Koontz, Gary P.	15-I17-0011A---000	\$18,084.00
Ronald W. Smith Investment	15-I17-0249-000	\$4,115.00
Kagarise, Marion F.	15-I17-0099---000	\$7,075.00
Stanley, Arthur & Ruth B.	15-J18-0004C---000	\$5,216.00
Mummert Enterprises Inc.	15-J18-0125---000	\$2,742.00
	GETTYSBURG BOROUGH	
Held, Karl	16-004-0069---000	\$16,360.00
Gettysburg PA Lodge #1045 BPOE	16-008-0020C---000	\$33,976.00
Heiges, David K. & Wendy	16-010-0046---000	\$10,559.00
Roselawn Development Co.	16-010-0236---000	\$3,772.00
Jones, William H. & Cindy R.	16-010-0346---000	\$4,716.00
	HAMILTON TOWNSHIP	
Stevens, Shane	17-001-0008---000	\$17,344.00
Lua, Alfonso & Paula Lara	17-K09-0066---000	\$13,460.00
Zoeller, R. Bruce	17-K10-0019H---000	\$5,046.00
Brewbaker, Charles	17-K10-0058---000	\$13,680.00
Bullock, Frank R. & Connie	17-L09-0015D---002	\$3,308.00
	HAMILTONBAN TOWNSHIP	
Baker, David E. & Cathy	18-A12-0002---000	\$26,007.00
Watson, Michael L.	18-A16-0010---000	\$3,390.00
Mort, Catherine C.	18-A17-0052---000	\$49,579.00
Ripley, Larry L. & Triglia, Alyson	18-B13-0017---000	\$6,031.00
Harbaugh, Patricia A.	18-B16-0086---000	\$14,663.00
Mort, Catherine	18-BB0-0017---000	\$779.00
Mort, Catherine	18-BB0-0136---000	\$876.00
Mort, Catherine	18-BB0-0137---000	\$1,168.00
Sarah E. Beard Irrevocable Trust	18-C14-0016---000	\$13,201.00
J W M Builders LLC	18-C14-0023D---000	\$21,868.00
Samples, Waitmann B., Jr.	18-C15-0002---000	\$8,829.00
Yogi Partnership	18-C15-0017---000	\$12,999.00
	HIGHLAND TOWNSHIP	
Sease, Gary L.	20-D14-0059---000	\$8,408.00
Highland Overlook	20-E13-0034E---000	\$1,593.00
	HUNTINGTON TOWNSHIP	
Sease, Michael E.	22-G03-0003A---000	\$2,274.00
Sease, Michael E.	22-G03-0004A---000	\$2,294.00
Reich, Paul S. & Hillary S.	22-G03-0105---000	\$5,379.00
Reich, Paul S. & Hillary S.	22-G03-0114---000	\$5,634.00
Greenaway, George R. & Doris	22-G03-0122---003	\$1,737.00
Bailor, Dale R.	22-H03-0025---000	\$5,478.00
Inman, Chester	22-H04-0012---005	\$1,896.00
Pittman, Wade	22-H04-0012---017	\$942.00
Willard, Jeffrey	22-I03-0011---000	\$12,149.00
Kuykendall, Ralph & Melinda	22-I04-0128A---000	\$4,597.00
Kroft, Larry K. & Angelina R.	22-I05-0003G---000	\$587.00
Chronister, Kenneth E.	22-I05-0013B---000	\$6,288.00
Chronister, Kenneth E.	22-I05-0024A---000	\$14,821.00

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Ziegscho, Inc.	22-I05-0031A--000	\$12,864.00
Strudwick, Stephen A. & Ann D.	22-J05-0035A--000	\$6,969.00
Hermansen & Sons, Knud A.	22-J06-0015---000	\$23,714.00
LATIMORE TOWNSHIP		
Little, Lois A.	23-I01-0004E--000	\$9,254.00
Stouffer, Jeff	23-I01-0082---000	\$3,425.00
Ash, Jerry L. & Glenna L., Sr.	23-I03-0002B--000	\$8,448.00
Brown, Ronald & Linda	23-I03-0024D--000	\$1,270.00
R U Enterprises	23-I04-0085---000	\$9,669.00
Smith, Barbara L.	23-K04-0029A--000	\$3,009.00
LIBERTY TOWNSHIP		
McCallister, Gary & Shirley	25-A18-0012---000	\$9,722.00
Gladhill, Richard L. & Deborah	25-A18-0044---000	\$12,416.00
Smith, Margaret W.	25-AA0-0171---000	\$713.00
Zimmerman, Thomas & Deborah	25-AB0-0047---000	\$744.00
Zimmerman, Thomas W. & Deborah	25-AB0-0048---000	\$18,827.00
Covington, Jesse V.	25-AD0-0018---000	\$380.00
Dehaven, Sara M. & Magowan, Jesse W.	25-AD0-0022---000	\$837.00
Boylan, Richard C. & Mary S.	25-AD0-0049---000	\$1,853.00
Plank, Rodney W. & Janet A.	25-AD0-0059---000	\$4,682.00
Hunt, George A. & Patricia A.	25-AD0-0062---000	\$4,070.00
Wooten, Hardy D. & Myrtle J.	25-AD0-0074---000	\$7,218.00
Harding, Gaylon	25-AD0-0075---000	\$711.00
Phillips, Patrick Bryan	25-AD0-0076---000	\$4,401.00
Naughton, Raymond D. & Pamela	25-AD0-0079---000	\$6,970.00
Tomczak, Thaddeus E. & Dolores	25-AD0-0083---000	\$5,734.00
Cooley, Barbara A.	25-AD0-0085---000	\$1,894.00
Henke, John A. & Joyce Lynn	25-AD0-0086---000	\$980.00
Harding, Gaylon	25-AD0-0088---000	\$942.00
Cook, Charles T. & Virginia	25-AD0-0098---000	\$7,296.00
Garrett, Roger H. & Linda A.	25-AD0-0099---000	\$7,564.00
Sollars, Walter F. & Uvee	25-AD0-0105---000	\$7,882.00
Weeks, William F. & Marjorie	25-AD0-0107---000	\$5,138.00
Goldsmith, Nancy	25-AD0-0113---000	\$4,397.00
Universal Life Church Inc.	25-AD0-0114---000	\$6,115.00
Harding, Gaylon	25-AD0-0118---000	\$711.00
Plank, Rodney W. & Janet A.	25-AD0-0123---000	\$4,369.00
Weaver, Jesse S. & Edith W.	25-AD0-0125---000	\$7,907.00
Charnita Inc.	25-AD0-9999E--000	\$2,499.00
Johnson, Martin	25-AE0-0010---000	\$3,907.00
Stewart, Alice Carlile	25-AE0-0013---000	\$6,509.00
Brown, Roy F. & Carrie M.	25-AE0-0061---000	\$631.00
Cook, John D. & Robie G.	25-AE0-0068---000	\$2,351.00
Vollmer, Leroy & Edna E.	25-AE0-0070---000	\$1,157.00
Keith, James J.	25-AE0-0072---000	\$6,712.00
Shifflett, Russell L. & Sara	25-AE0-0073---000	\$6,206.00
Spencer, William H. & Elizabeth	25-AE0-0074---000	\$2,590.00
Smith, L. Geraldine	25-AE0-0092---000	\$718.00
Mizejewski, Agnes B.	25-AE0-0097---000	\$2,767.00
Viente, Craig B.	25-AE0-0098---000	\$4,911.00
Roseborough, Geneva B.	25-AE0-0100---000	\$790.00
Harding, Gaylon	25-AE0-0105---000	\$1,811.00

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Jackson, Richard Carl & Patricia	25-B17-0084D---000	\$7,596.00
Charnita, Inc.	25-D15-0033A---000	\$26,081.00
Busch, Mary	25-000-0009---000	\$718.00
Sheldon, William Robert & Cheryl Ann	25-000-0061---000	\$986.00
Sheldon, William Robert & Cheryl Ann	25-000-0064---000	\$847.00
LITTLESTOWN BOROUGH		
Goulden, Bernard E. & Sara P.	27-006-0093---000	\$17,590.00
Startt, Timothy J. & Shawn	27-008-0040---000	\$9,820.00
Foltz, Richard L. & April D.	27-008-0328---000	\$7,625.00
Memmesheimer, Lori A.	27-008-0337D---000	\$8,170.00
Henry, Shirley Mae	27-011-0068---000	\$19,280.00
Waggoner, James F. & Ruth E.	27-012-0033---000	\$6,299.00
MCSHERRYSTOWN BOROUGH		
Croft, Benjamin A.	28-002-0036---000	\$7,018.00
Appler, Michael	28-002-0081---000	\$6,412.00
Appler, Michael	28-002-0082---000	\$10,242.00
RADCO Partnership	28-002-0221---000	\$12,314.00
King, Steven L.	28-006-0011---000	\$15,718.00
King, Steven L.	28-006-0012---000	\$9,251.00
MENALLEN TOWNSHIP		
Musgrave, Robert S. & Susan	29-B05-0003---000	\$1,424.00
Bridenbeck, James D. & Theresa	29-B05-0049---000	\$2,345.00
McCauslin, Marlin K. & Randa	29-D05-0045---001	\$1,112.00
Funt, Ronald & Joyce	29-D06-0031---000	\$11,981.00
Hays, L. Walter III	29-E04-0045---000	\$3,895.00
Sease, Michael E.	29-E05-0015C---000	\$1,008.00
Cain, Ray William	29-E05-0036B---000	\$5,531.00
Slate, Kelly S.	29-E05-0046---000	\$7,118.00
Roth, Jeffrey B.	29-E05-0092---000	\$7,421.00
Mickley, James E. & Jamie	29-E06-0027A---000	\$9,558.00
Garza, Curtis C. & Angela D.	29-F04-0028A---000	\$2,609.00
Smith, Jane L.	29-F05-0003---000	\$14,959.00
MT. JOY TOWNSHIP		
Option One	30-108-0037---000	\$11,633.00
Harris, Richard A. & Ronda L.	30-111-0024---000	\$11,276.00
Alexander, Sally	30-H16-0052---000	\$11,821.00
MT. PLEASANT TOWNSHIP		
Artis, Jimmy & Darlene E.	32-105-0157---000	\$13,214.00
Sharpe, James D.	32-I11-0036A---000	\$12,289.00
Toomey, Barbara	32-I14-0026---000	\$7,947.00
Seymore, Joseph K. & Renita	32-I14-0029---000	\$9,319.00
Starnier, Thomas & Sherry	32-I15-0078---000	\$5,134.00
Mullin, Richard P.	32-J11-0006A---000	\$8,818.00
Greentree Finance	32-J11-0052---011	\$2,003.00
Day, Gerald	32-J11-0052---053	\$2,836.00
Keefer, Timothy	32-J12-0061---002	\$1,914.00
Graham, Margaret E.	32-J12-0061---021	\$8,596.00
Wagaman, Jeffrey	32-J12-0061---066	\$2,751.00
Michaels, Lawrence	32-J12-0061---084	\$1,197.00
Wisner, George Jr.	32-J12-0061---136	\$4,874.00
Moser, Brian S.	32-J12-0061---140	\$2,876.00

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Boone, Daniel	32-J12-0061---149	\$1,655.00
Utz, Gilbert P. III & Tammy	32-J12-0061---165	\$1,262.00
NEW OXFORD BOROUGH		
Slike, Donald E. & Rose Marie	34-004-0055---000	\$13,759.00
Sipe, Jan B. & William Howe	34-005-0112---000	\$17,371.00
OXFORD TOWNSHIP		
Sneeringer, Peter M.	35-001-0024---000	\$15,467.00
Renoll, Clayton E. & Sharon	35-J10-0053---000	\$15,451.00
Zimmerman, George S. & Margaret	35-J11-0121---000	\$6,014.00
Kessel, Gregory E. & Debbie	35-J12-0111---000	\$11,497.00
Smith, Greg & Stephanie	35-K11-0026C--009	\$5,655.00
Ketterman, Barry & Barbara	35-K11-0026C--013	\$3,838.00
Thomas, Edward & Nancy	35-K11-0026C--027	\$5,122.00
Orndorff, Shawn	35-K11-0105F--023	\$2,702.00
Weaver, Kenneth W.	35-K12-0099B--000	\$1,859.00
Allen, Robert L. & Doris M.	35-K12-0127---000	\$12,228.00
Valerie Drive Associates	35-K12-0144---000	\$1,688.00
Valerie Drive Associates	35-K12-0145---000	\$1,419.00
Valerie Drive Associates	35-K12-0146---000	\$1,421.00
READING TOWNSHIP		
Miller, Charles M. & Belinda	36-001-0038---000	\$11,744.00
Poist, Joseph R.	36-001-0051---000	\$21,719.00
Forbes, Jeremy D.	36-102-0123A--000	\$986.00
Eichelberger, David M. & Susan	36-110-0100---000	\$1,656.00
Martin, Jason & Darlene	36-J06-0024---000	\$5,152.00
Holyfield, David R. & Wilda	36-J08-0045---010	\$3,802.00
Reese, Steven	36-J08-0045---108	\$4,922.00
Warne, Wilbur R. & Shriver, Erma J.	36-J08-0118---000	\$586.00
Lua, Pascal & Linda	36-J08-0045---119	\$2,536.00
James, Troy	36-J08-0045---123	\$256.00
Myers, Thomas E. & Deborah E.	36-K08-0108---000	\$5,416.00
Garcia, Oswaldo & Sylvia	36-L07-0005---006	\$572.00
Cox, Eric & Adrienne	36-L07-0005---017	\$2,541.00
Mojica, Antonio & Jenny	36-L07-0005---019	\$4,107.00
Moya, Beatriz	36-L07-0005---029	\$2,800.00
Perkoski, Michael & Barbara	36-L07-0005---030	\$1,932.00
Arlen, Marc	36-L07-0005---046	\$4,665.00
Mathis-Rogers, Pamela	36-L07-0005---048	\$1,392.00
Aguilar, Myriam M.	36-L07-0005---055	\$1,855.00
Small, George & Michelle	36-L07-0005---056	\$2,219.00
Weaver, Robert	36-L07-0067A--000	\$1,386.00
Weimer, Ben & Jennifer	36-L08-0005---000	\$12,831.00
STRABAN TOWNSHIP		
Prottsman, Leo Steven	38-104-0013---000	\$23,325.00
Harris, Richard A. & Ronda L.	38-021-0079---000	\$9,340.00
Monroe, Edward & Donna	38-G09-0007---000	\$3,273.00
Wagner, Victoria L.	38-G09-0049---000	\$1,663.00
Hanoverian Trust	38-G10-0013---000	\$30,477.00
Pena, Guadalupe	38-G10-0016B--015	\$1,478.00
Boarts, Michelle	38-G10-0016B--029	\$4,575.00
Bratic, Alexander	38-G12-0073---000	\$1,251.00
Kocher, John T.	38-G12-0074---000	\$9,701.00

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Grumbine, Paul C. A.	38-G12-0089---000	\$15,066.00
Grumbine, Paul	38-G12-0089A---000	\$357.00
Bratic, Dusan & Kathleen M.	38-G12-0097---000	\$17,823.00
Bratic, Dusan & Kathleen M.	38-G12-0107---000	\$45,245.00
Grumbine, Paul C. A.	38-G12-0137---000	\$3,034.00
Grumbine, Paul C. A.	38-G12-0140---000	\$5,725.00
Shealer, Elizabeth V.	38-H10-0017---112	\$1,231.00
Group, Nancy	38-H10-0017---130	\$2,527.00
Bevard, David L. & Bertha A.	38-H10-0017---149	\$4,853.00
Nowak, Johann & Mary	38-H10-0017---153	\$5,068.00
Hull, Rose	38-H10-0017---155	\$3,561.00
Lua, Manuel & Theresa	38-H10-0017---161	\$5,398.00
Castillo, Raul	38-H10-0017---163	\$11,957.00
Fronk, Daniel	38-H10-0017---174	\$3,247.00
Walls, Thomas L. & Dorothy E.	38-H10-0027---000	\$9,544.00
Walls Thomas L. & Dorothy E.	38-H10-0027---001	\$1,088.00
Zartman, Peggy A.	38-H11-0014---001	\$597.00
Everett, Henry J.	38-H12-0002---000	\$5,586.00
Everett, Henry J.	38-H12-0002---001	\$559.00
Rondeau, Brian K.	38-H12-0063---000	\$10,384.00
Behre, Jennifer A. & Knouse, Jay F.	38-H10-0010---000	\$9,967.00
TYRONE TOWNSHIP		
Shafer, Robert S. & Lois H.	40-F03-0010---000	\$11,477.00
Bowersox, David H.	40-G07-0040B---000	\$475.00
Laughman, Brian & Melissa	40-H05-0031A---000	\$3,339.00
Storm, Josephine	40-H07-0075---059	\$5,686.00
Greegor, Frank & Betty, Jr.	40-H07-0075---060	\$7,339.00
Woodson, William & Wanda	40-H07-0075---093	\$7,026.00
Wunder, Clifford Andrew	40-H07-0075---106	\$2,348.00
Lowe, Kevin E. & Heather M.	40-H07-0075---109	\$7,510.00
Salazar, Jennifer	40-H07-0075---133	\$5,048.00
Mummert, Tamara	40-H07-0075---137	\$6,893.00
Coleman, Kenneth, Sr.	40-H07-0075---153	\$5,367.00
Jones, Douglas W.	40-H07-0075---163	\$8,266.00
Williams, Tracy	40-I07-0033A---000	\$18,945.00
UNION TOWNSHIP		
Corkum, Steven A. & Susan J.	41-J16-0045---000	\$14,183.00
Mummert Enterprises, Inc.	41-J17-0022---000	\$2,297.00
Mummert Enterprises, Inc.	41-J17-0054---000	\$37,300.00
Mummert, Timothy M. & Stacy	41-K17-0001G---000	\$63,207.00
Sterner, Eric J.	41-K17-0081---000	\$4,400.00
Cassell, Darin E.	41-K17-0176---001	\$7,097.00
Sterner, Eric J.	41-K18-0006G---000	\$7,935.00
YORK SPRINGS BOROUGH		
Harris, Phillip B.	42-002-0005---000	\$7,753.00
Harris, Phillip B.	42-002-0018---000	\$11,454.00
Harris, Phillip B.	42-002-0019A---000	\$1,734.00
Talex Enterprises	42-002-0040---000	\$128,681.00
CARROLL VALLEY BOROUGH		
Newton, Leonard H. & Mary L.	43-002-0006---000	\$15,967.00
Coldsmith, B. Zachary	43-005-0035---000	\$12,779.00
Haynes, Joseph Wendell & Sara	43-008-0002---000	\$1,232.00

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Dante, K. J.	43-012-0042---000	\$460.00
Smallwood, Christopher	43-012-0066---000	\$1,110.00
Shackley, Marion	43-017-0040---000	\$487.00
Sedr, William & Dolores	43-018-0049---000	\$534.00
Doutrich, Edward A. & Jewel	43-018-0071---000	\$604.00
Mauss, Barbara K.	43-019-0032---000	\$514.00
Maupin, Robert T. & Dolores	43-021-0031---000	\$1,331.00
Long Construction Inc.	43-022-0101---000	\$1,587.00
Boothe, Louise M.	43-022-0119---000	\$1,384.00
Windsor, Timothy & Pesanti, Alan	43-022-0136---000	\$1,026.00
Crawford, Ingrid 1/2 Int. Only	43-022-0167---000	\$407.00
Stem, William D. & Diane M. J.	43-027-0015---000	\$17,045.00
Assante, Eleanor T.	43-027-0116---000	\$364.00
Honeycutt, Douglas	43-029-0064---000	\$401.00
Hance, John & Miroslava, Valerova	43-029-0160---000	\$1,070.00
Hance, John & Miroslava, Valerova	43-029-0161---000	\$932.00
Shaffer, Donald L. & Frishkorn, Leesta	43-029-0172---000	\$989.00
Junker, Joseph W. & Leslie A.	43-032-0038---000	\$13,906.00
Goodling, Rodney W.	43-033-0013---000	\$259.00
Windsor, Timothy & Pesanti, Alan	43-035-0096---000	\$335.00
Matthews Family Revocable Trust	43-036-0002---000	\$529.00
Rushford Enterprises	43-037-0009---000	\$1,412.00
Mort, Charles	43-040-0089---000	\$5,900.00
Givings, Dorothy F.	43-041-0087---000	\$1,301.00
Wivell, Jay & Michelle	43-043-0119---000	\$1,099.00
Henninger, Thomas P.	43-044-0081---000	\$1,567.00
Henninger, Thomas P.	43-044-0083---000	\$1,427.00
Mort, Charles H. & Agnes K.	43-045-0067---000	\$2,871.00
Hart, Gary	43-047-0049---000	\$1,321.00
Kuntz, Anna	43-047-0103---000	\$1,341.00

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1133 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution

No. 09-S-1133

CHASE HOME FINANCE LLC

vs.

DAWN LOUISE CHIPLEY a/k/a DAWN L. CHIPLEY

606 FAIRVIEW AVENUE
GETTYSBURG, PA 17325

MENALLEN TOWNSHIP

Parcel No.: 16-013-0073-000

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$181,005.18

Attorneys for Plaintiff

Milstead & Associates, LLC

SEIZED and taken into execution as the property of **Dawn Louise Chipley a/k/a Dawn L. Chipley** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-406 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution

No. 10-S-406

CHASE HOME FINANCE LLC

vs.

TRACY M. COLLINS &
BILLY A. COLLINS JR.

136 E. MYRTLE STREET
LITTLESTOWN, PA 17340

BOROUGH OF LITTLESTOWN

Parcel No.: 27-005-0112-000

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$102,745.15

Attorneys for Plaintiff

Shapiro & Denardo, LLC

SEIZED and taken into execution as the property of **Tracy M. Collins & Billy A. Collins, 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-227 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution

No. 2010-S-227

CHASE HOME FINANCE LLC

vs.

GLEN J. DAVIS & DONNA L. DAVIS

131 EAST KING STREET
LITTLESTOWN, PA 17340

PARCEL NO. 27-008-0281---000

BOROUGH OF LITTLESTOWN

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$82,186.33

Attorneys for Plaintiff

Grenen & Birsic, P.C.

SEIZED and taken into execution as the property of **Glen J. Davis & Donna L. Davis** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-280 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-280
BAC HOME LOANS SERVICING LP
vs.
DENNIS L. FREED a/k/a DENNIS
FREED & KIMBERLY R. FREED
a/k/a KIM FREED
1502 OLD CARLISLE ROAD
ASPERS, PA 17324-9471
OXFORD TOWNSHIP
Parcel No.: 07-G06-0028-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$174,263.76
Attorneys for Plaintiff
Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as the property of **Dennis L. Freed a/k/a Dennis Freed & Kimberly R. Freed a/k/a Kim Freed** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-185 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-185
CAPITAL ONE N.A.
vs.
MICHAEL W. GROSS &
DIANE E. GROSS
15 WOODCREST CIRCLE
LITTLTOWN, PA 17340
Parcel No.: 41-J17-0177-000
TOWNSHIP OF UNION
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$117,802.50
Attorneys for Plaintiff
McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Michael W. Gross & Diane E. Gross** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-243 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-243
PHH MORTGAGE CORPORATION
vs.
KATHLEEN GLENN
53 FRUITWOOD TRAIL
FAIRFIELD, PA 17320-8481
CARROLL VALLEY BOROUGH
Parcel No.: 43-041-0078-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$202,624.79
Attorneys for Plaintiff
Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as the property of **Kathleen Glenn** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-184 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-184

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY

vs.

DIANE A. POWERS &
THOMAS B. POWERS

23 GETTYSBURG COURT,
LITTLESTOWN, PA 17340

PARCEL NO. 27-014-0017---000
BOROUGH OF LITTLESTOWN

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$259,625.48

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

SEIZED and taken into execution as the property of **Diane A. Powers & Thomas B. Powers** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-19 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-19

SUNTRUST MORTGAGE, INC.
vs.

MARK J. RHOADS &
JENNIFER R. RHOADS

340 COLEMAN ROAD
GETTYSBURG, PA 17325-8242

STRABAN TOWNSHIP
Parcel No.: 38-H11-0032A-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$336,721.24

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Mark J. Rhoads & Jennifer R. Rhoads** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1346 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 2009-S-1346

BANK OF NEW YORK MELLON
vs.

DAVID M. HOPWOOD &
JEAN D. HOPWOOD

388 LEXINGTON WAY
LITTLESTOWN, PA 17340

BOROUGH OF LITTLESTOWN
Parcel No.: 27-011-0241-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$225,542.48

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **David M. Hopwood & Jean D. Hopwood** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-138 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-138

ADAMS COUNTY NATIONAL BANK
vs.

EDWARD R. ROTE & JODY L. ROTE
133, 135 & 135 1/2 EAST KING STREET
LITTLESTOWN, PA 17340

RECORDED IN THE RECORDER OF
DEEDS OF ADAMS COUNTY PA IN
BOOK 3381, PAGE 100

BOROUGH OF LITTLESTOWN
Parcel No.: 27-008-0282-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$88,615.79

Attorneys for Plaintiff
Puhl, Eastman & Thrasher

SEIZED and taken into execution as
the property of **Edward R. Rote & Jody
L. Rote** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-139 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-139

WELLSFARGO BANK, NA
vs.

TIMOTHY RILL
37 COMMERCE STREET
NEW OXFORD, PA 17350

NEW OXFORD BOROUGH
Parcel No.: 34-005-0211-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$117,692.97

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as
the property of **Timothy Rill** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-353 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-353

WELLSFARGO BANK, NA
vs.

ERNEST V. ROE & DANA L. ROE
70 BLENHEIM STREET
HANOVER, PA 17331-7836

NEW OXFORD BOROUGH
Parcel No.: 08-031-0073-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$306,639.57

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as
the property of **Ernest T. Roe & Dana L.
Roe** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

7/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2012 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-2012

DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

SCOTT D. VANLEEUEWEN &
MINDA K. VANLEEUEWEN

161 PINE GROVE FURNACE ROAD
ASPERS, PA 17304

MENALLEN TOWNSHIP

Parcel No.: 29-E04-0060-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$181,005.18

Attorneys for Plaintiff
Milstead & Associates, LLC

SEIZED and taken into execution as the property of **Scott D. Vanleeuwen & Minda K. Vanleeuwen** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/23, 30 & 8/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2042 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-2042

PNC BANK NATIONAL ASSOCIATION
vs.

GEORGE M. SCOTT &
LAURIE B. SCOTT

3 TIFFANY COURT
HANOVER, PA 17331

PARCEL NO. 08-K14-0211---000

TOWNSHIP OF CONEWAGO

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$230,724.25

Attorneys for Plaintiff
Tucker Arensberg, P.C.

SEIZED and taken into execution as the property of **George M. Scott & Laurie B. Scott** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/23, 30 & 8/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-215 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-215

WELLSFARGO BANK NA
vs.

MELISSA A. SPEELMAN
225 GETTYSBURG STREET
ARENDTSTVILLE, PA 17303

PARCEL NO. 02-009-0006---000
BOROUGH OF ARENDTSTVILLE

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$159,160.42

Attorneys for Plaintiff
Goldbeck, McCafferty & McKeever

SEIZED and taken into execution as the property of **Melissa A. Speelman** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/23, 30 & 8/6

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA
CIVIL ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE
Number 10-S-670

BAC HOME LOANS SERVICING, LP fka
COUNTRYWIDE HOME LOANS SERV-
ICING LP, Plaintiff
vs.

CRYSTAL M. CARBAUGH, Defendant
TO: Crystal M. Carbaugh
PREMISES SUBJECT TO FORECLO-
SURE: 573 Hooker Drive, Gettysburg,
Pennsylvania 17325

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 or
property or other rights important to you.

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

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

Court Administrator
Adams County Courthouse
117 Baltimore Street
Gettysburg, PA 17325
(717) 337-9846

McCabe, Weisberg and Conway, P.C.
123 South Broad Street
Suite 2080
Philadelphia, PA 19109
(215) 790-1010
Attorneys for Plaintiff

SHERIFF'S SALE

IN PURSUANCE of a Writ of
Execution, Judgment No. 10-S-41 issu-
ing out of Court of Common Pleas
Adams County, and to me directed, will
be exposed to Public Sale on Friday, the
10th day of September, 2010, at 10:00
o'clock in the forenoon at the Sheriff's
Office located in the Courthouse,
Borough of Gettysburg, Adams County,
PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-41

GMAC MORTGAGE, LLC
vs.

JASON ALLEN WAGNER

322 SOUTH STREET
HANOVER, PA 17331

PARCEL NO. 08-009-0005---000
TOWNSHIP OF CONEWAGO

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$140,333.09

Attorneys for Plaintiff
Goldbeck, McCafferty & McKeever

SEIZED and taken into execution as
the property of **Jason Allen Wagner** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

7/23, 30 & 8/6

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA
2010-S-1118

NOTICE IS HEREBY GIVEN that on
July 6, 2010, TYLER ALEXANDER
BROWN filed a Petition in the above-
named Court praying for a Decree to
change his name to TYLER ALEXAN-
DER GROFT.

The Court has fixed the 10th day of
September, 2010 at 1:00 p.m. in
Courtroom No. 4 in the Adams County
Courthouse, 111-117 Baltimore Street,
Gettysburg, Pennsylvania 17325 as the
time and place for the hearing of said
Petition, when and where all persons
interested may appear and show cause,
if any they have, why the prayer of the
Petitioner should not be granted.

Scott J. Strausbaugh, Esq.
Becker & Strausbaugh, P.C.

Attorney for Petitioner Tyler A. Brown
7/30 & 8/6

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed with
the Pennsylvania Department of State of
the Commonwealth of Pennsylvania at
Harrisburg, Pennsylvania, on or about
June 11, 2010, for the purpose of obtain-
ing a Certificate of Incorporation of a cor-
poration organized under the provisions
of the Pennsylvania Business
Corporation Law of 1988, approved
December 21, 1988, P.L. 1444, No. 177,
as amended. The name of the corpora-
tion is DOLITTLE HILL, LLC.

Chester G. Shultz, Esq.
145 Baltimore Street
Gettysburg, PA 17325

7/30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1195 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-1195

THE BANK OF NEW YORK MELLON
TRUST COMPANY, NATIONAL
ASSOCIATION AS GRANTOR
TRUSTEE OF THE PROTIUM
MASTER GRANTOR TRUST
vs.

TRACY M. BARTON &
DONALD L. SHAFFER

780 COMPANY FARM ROAD
ASPERS, PA 17304
TOWNSHIP OF TYRONE

Parcel No.: 40-H06-0092-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$290,649.75

Attorneys for Plaintiff
Mancini & Associates

SEIZED and taken into execution as
the property of **Tracy M. Barton &
Donald L. Shaffer** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

7/30, 8/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2041 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-2041

BENEFICIAL CONSUMER DISCOUNT
COMPANY D/B/A BENEFICIAL
MORTGAGE CO OF PENNSYLVANIA
vs.

THOMAS L. BRUMBELOE &
DIANA BRUMBELOE

1202 BULL VALLEY ROAD
ASPERS, PA 17304
TOWNSHIP OF TYRONE

Parcel No.: 40-H06-0001A-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$168,707.79

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

SEIZED and taken into execution as
the property of **Thomas L. Brumbeloe &
Diana Brumbeloe** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

7/30, 8/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-368 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-368

BAC HOME LOANS SERVICING LP
vs.
GERALD A. BREAM JR. &
DENISE A. BREAM

9 LAKE MEADE DRIVE
EAST BERLIN, PA 17316
TOWNSHIP OF READING

Parcel No.: 36-105-0058-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$307,529.18

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as
the property of **Gerald A. Bream, Jr. &
Denise A. Bream** 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 October 1, 2010,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions 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.

7/30, 8/6 & 13

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 DONALD E. CHRISTY, JR., DEC'D**

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executor: David Murdock, 10 Commerce St., New Oxford, PA 17350

ESTATE OF HELEN L. CONSTANDINE, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Peggy Lee Altland, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

Attorney: Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

ESTATE OF MILDRED H. MOSER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Patsy J. Tawney, 117 Oak Drive, New Oxford, PA 17350

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

ESTATE OF KATHLEEN H. PALMER, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Duane A. Palmer, c/o Matthew L. Guthrie, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York St., Hanover, PA 17331

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

ESTATE OF ANNE E. SCOTT a/k/a ANNE ELIZABETH SCOTT, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Peter F. Scott, 40 Bittern Drive, Gettysburg, PA 17325

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOHN C. STAHL, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Anne S. Groh, 3242 Peachtree Road NE, Apt. 1407, Atlanta, GA 30305

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

ESTATE OF ROBERT L. WATSON, JR., DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Executrix: Ginger M. Watson, 2901 Tract Road, Fairfield, PA 17320

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

SECOND PUBLICATION**ESTATE OF FRANCIS R. RAMEY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Personal Representatives: Marilyn M. Ramey, 10609 Springmann Drive, Fairfax, VA 22030; Raymond L. Hopkins, Jr., 43 Pegram Street, Gettysburg, PA 17325-3233

Attorney: Mr. Richard Thrasher, Esq., Puhl, Eastman & Thrasher, 220 Baltimore St., Gettysburg, PA 17325

ESTATE OF NANCY L. SHULTZ, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Tina M. Thomas, 399 Boyd's Hollow Rd., Biglerville, PA 17307

Attorney: Chester G. Schultz, Esq., 145 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JAY ANDREW SULLIVAN, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Administratrix: Kathleen W. Tracey and Marilyn L. Redding, c/o D.J. Hart, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

Attorney: D.J. Hart, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF WILLIAM T. HEYSER, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

William T. Heyser, Jr., 156 Precision Avenue, Strasburg, PA 17579

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

ESTATE OF OSCAR MONROE LAUGHMAN, SR., a/k/a OSCAR M. LAUGHMAN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Timothy A. Laughman, 101 South Water Street, Apt. 3, New Oxford, PA 17350

Attorney: Timothy J. Shultis, Esq., Miller & Shultis, P.C., 249 York Street, Hanover, PA 17331

ESTATE OF ROBERT LEE ROHRBAUGH, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Administrator: Christine M. Waganan, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF LEROY L. SLENKER, JR., DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Lucinda M. Slenker, c/o Alan M. Cashman, Esq., 141 Broadway, Suite 230, Hanover, PA 17331

Attorney: Alan M. Cashman, Esq., 141 Broadway, Suite 230, Hanover, PA 17331

ESTATE OF MARIE A. SMITH, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Personal Representative: Mr. Paul G. Smith, Jr., 143 Linden Avenue, Hanover, PA 17331

Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

ESTATE OF ETHEL M. SPRIGG, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Joyce E. Shoemaker, 5 Antrim St., Taneytown, MD 21787

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-325 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-325

INDYMAC FEDERAL BANK FSB
vs.

STEVEN ALLEN CORKUM A/K/A
STEVE CORKUM A/K/A STEVEN A.
CORKUM & SUSAN JOAN CORKUM
A/K/A SUSAN J. CORKUM A/K/A
SUSAN MEYER

34 BASEHOAR SCHOOL ROAD
LITTLESTOWN, PA 17340
TOWNSHIP OF UNION

Parcel No.: 41-J16-0045-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$221,295.31

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

SEIZED and taken into execution as the property of **Steven Allen Corkum a/k/a Steve Corkum a/k/a Steven A. Corkum & Susan Joan Corkum a/k/a Susan J. Corkum a/k/a Susan Meyer** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/30, 8/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2014 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-2014

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS,
INC., ASSET-BACKED CERTIFICATES,
SERIES 2005-BC5
vs.

LOUANN ELINE &
CHARLES B. ELINE, JR.

29 JOHNAMAC NORTH
HANOVER, PA 17331
BOROUGH OF LITTLESTOWN

Parcel No.: 27-004-0014-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$128,802.95

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

SEIZED and taken into execution as the property of **Louanne Eline & Charles B. Eline, 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/30, 8/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-489 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-489

NATIONAL CITY BANK OF INDIANA
vs.

JEFFREY L. COX A/K/A JEFFREY COX
KATHY L. COX A/K/A KATHY COX

6 PARADISE COURT
NEW OXFORD, PA 17350
TOWNSHIP OF NEW OXFORD

Parcel No.: 34-007-0057-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$114,867.90

Attorneys for Plaintiff
Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as the property of **Jeffrey L. Cox a/k/a Jeffrey Cox & Kathy L. Cox a/k/a Kathy Cox** 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 October 1, 2010, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

7/30, 8/6 & 13