

# Adams County Legal Journal

Vol. 52

November 12, 2010

No. 26, pp. 170-175

## IN THIS ISSUE

COMMONWEALTH VS. WARNER

It's times like these when you and  
your clients need the expertise  
and experience provided by a  
trust professional.

Christine Settle  
Trust Officer



**Trust and investment services from  
a bank with a long history of trust.**

For more information or a free  
consultation, please call 717.339.5058.

Member FDIC



ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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

Subscribers should send subscriptions directly to the business office. Postmaster: Send address changes to Adams County Legal Journal, 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313.

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

Periodicals postage paid at Gettysburg, PA 17325.

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.  
All rights reserved.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2031 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-2031

DEUTSCHE BANK NATIONAL TRUST  
COMPANY

vs.

JAMES J. THAMEZ &  
JESSICA A. THAMEZ

240 COUNTRY CLUB ROAD  
ABBOTTSTOWN, PA 17301  
ABBOTTSTOWN BOROUGH

Parcel No.: 01 004-0122-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$255,345.97

Attorneys for Plaintiff

DANIEL MANCINI AND ASSOCIATES

SEIZED and taken into execution as the property of **James J. Thamez & Jessica A. Thamez** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-651 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-651

WELLSFARGO BANK NA

vs.

FRANKLIN E. THOMPSON &  
CAROL M. THOMPSON

20 SECOND STREET  
ORRTANNA, PA 17353  
HAMILTONBAN TOWNSHIP

Parcel No.: 18 C12-0102-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$107,102.59

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Franklin E. Thompson & Carol M. Thompson** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-626 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-626

WELLSFARGO BANK NA

vs.

SHANNON E. BAIR & JANET E. SMITH

72 HEMLOCK DRIVE  
HANOVER, PA 17331  
CONEWAGO TOWNSHIP

Parcel No.: 08-021-0172-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$157,804.47

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Shannon E. Bair & Janet E. Smith** 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 December 10, 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.

10/29, 11/5 & 12

## COMMONWEALTH VS. WARNER

1. In order to prove aggravated assault based upon an attempt, the Commonwealth must prove beyond a reasonable doubt an act which constitutes a substantial step toward perpetrating the crime accompanied by a specific intent to inflict injury.

2. The Commonwealth need not show that the ultimate result intended actually occurred. Additionally, the Commonwealth can establish a specific intent from the circumstances surrounding the incident.

3. Even if one assumes, in arguendo, that Appellant abandoned his criminal act before it reached completion, an abandonment does not change the fact that the prohibited criminal conduct has already occurred.

4. The Commonwealth is only required to prove that there was an attempt to intentionally cause bodily injury to another with a deadly weapon.

5. Evidence is sufficient to support a conviction if the conduct is sufficient to satisfy all elements of the crime regardless of whether the conduct might also be considered consistent with non-criminal activity.

6. Pennsylvania jurisprudence related to the issue of merger has historically been quite fluid.

7. The Pennsylvania Supreme Court, in *Commonwealth v. Baldwin*, 985 A.2d 830 (Pa. 2009), held that the statute's mandate is clear. It prohibits merger unless two distinct facts are present: (1) the crimes arise from a single criminal act; and (2) all the statutory elements of one of the offenses are included in the statutory elements of the other.

8. Merger is prohibited in this case because each offense includes an element the other does not.

In the Court of Common Pleas of Adams County, Pennsylvania, Criminal, Nos. CP-01-CR-571-2008 and CP-01-CR-87-2009, COMMONWEALTH OF PENNSYLVANIA VS. DEREK EDWARD WARNER

Brian R. Sinnett, Esq., Assistant District Attorney, for Commonwealth  
Jeffery M. Cook, Public Defender, for Defendant

George, J., April 28, 2010

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

The Appellant, Derek Edward Warner, appeals his conviction of aggravated assault in violation of Section 2702(a)(4) of the Pennsylvania Crimes Code. He further challenges this Court's imposition of consecutive sentences for the aggravated assault conviction

and a conviction for firearms not to be carried without a license (18 Pa. C.S. § 6106(a)(1) ).<sup>1</sup>

The Appellant's convictions originate from his relationship with a minor female, K.W. K.W., age 16, failed to report to school on April 1, 2008. Prior to the start of school, the Appellant apparently picked her up and assisted her in running away from home. Over the next seven days, Appellant and K.W. traveled between different residences and motels in an effort to hide their whereabouts from K.W.'s parents. While in hiding, Appellant and K.W. were intimate. At the time, Appellant was 18 years of age. During the course of their relationship, K.W. had aborted two separate pregnancies resulting from her relationship with the Appellant. Based upon this background, Appellant was charged with corruption of minors by Criminal Complaint dated April 21, 2008.

On January 10, 2009, the Appellant's father, Robert Warner ("Warner"), received a telephone call from his wife indicating that the Appellant was upset and had driven off in the family van. Warner attempted to contact Appellant by cell phone. After numerous unsuccessful attempts, Appellant returned his father's call. He indicated that he had taken the family van and also had taken Warner's gun. According to Warner, Appellant told him to call the police. Appellant further threatened that he was going to shoot K.W.'s father. Warner initially did not believe his son however realized the seriousness of the situation when he discovered that his .40 caliber Glock 23 handgun was missing from where it had been stored. Upon discovering the missing handgun, Warner contacted police and advised them as to his conversation with his son. Officers from the Eastern Adams Regional Police Department immediately responded to K.W.'s residence. While at the residence, they observed Appellant reduce his speed as he drove by the residence. After a brief pursuit, a vehicle stop was conducted. While interacting with law enforcement,

---

<sup>1</sup> A non-jury trial was held before Senior Judge Oscar Spicer on December 22, 2009. Trial involved the consolidated cases of CP-01-CR-87-2009 and CP-01-CR-571-2008. In CP-01-CR-87-2009, the Appellant was convicted of aggravated assault and firearms not to be carried without a license. In CP-01-CR-571-2008, Appellant was convicted of corruption of minors in violation of 18 Pa. C.S. § 6301(a)(1). Senior Judge Spicer's status as Senior Judge expired on December 31, 2009. Thereafter, your undersigned imposed sentence based upon the record on February 16, 2010.

Appellant indicated the firearm was in the van. A search of the vehicle revealed a Glock 23 .40 caliber handgun covered with napkins but within arm-reach of the vehicle's operator. The firearm contained a ten-round magazine fully loaded with hollow point ammunition. Appellant was subsequently arrested and indicated to police that he was looking for another individual, Matt Malone, and that the police had stopped him before "something happened."

Appellant's initial claim is a challenge to the sufficiency of the evidence. He challenges the aggravated assault conviction on two bases: (1) the Commonwealth failed to carry their burden of proof as to the elements of the charge; and (2) the Commonwealth failed to disprove beyond a reasonable doubt the defense of renunciation.

The test in determining whether the evidence is sufficient to sustain a criminal conviction is well established. The court must determine whether the evidence, and all reasonable inferences therefrom, viewed in the light most favorable to the verdict winner, is sufficient to enable the fact finder to find every element of the crime charged beyond a reasonable doubt. *Commonwealth v. Sullivan*, 864 A.2d 1246 (Pa. Super. 2004). The Commonwealth's evidence must not establish guilt to a mathematical certainty and, in the proper case, may rely wholly upon circumstantial evidence. *Commonwealth v. Herman*, 323 A.2d 228 (Pa. Super. 1974). The evidence is sufficient if the circumstances are consistent with criminal activity even though they might likewise be consistent with innocent behavior. *Id.*

The aggravated assault charge of which the Appellant was convicted requires that the Commonwealth prove beyond a reasonable doubt that the Appellant attempted to cause or intentionally or knowingly cause bodily injury to another person with a deadly weapon. 18 Pa. C.S. § 2702(a)(4). In order to prove aggravated assault based upon an attempt, the Commonwealth must prove beyond a reasonable doubt an act which constitutes a substantial step toward perpetrating the crime accompanied by a specific intent to inflict injury. *Commonwealth v. Matthew*, 909 A.2d 1254 (Pa. 2006). The Commonwealth need not show that the ultimate result intended actually occurred. *Commonwealth v. Stevenson*, 894 A.2d 759 (Pa. Super. 2006). Additionally, the Commonwealth can establish a specific intent from the circumstances surrounding the incident. *Commonwealth v. Galindes*, 786 A.2d 1004 (Pa. Super. 2001).

As summarized above, evidence at trial indicated Appellant took his father's loaded .40 caliber handgun without permission and traveled to K.W.'s residence in an agitated state. While enroute to his ex-girlfriend's residence, he stated his intent by informing his father that he was going to shoot his ex-girlfriend's father. When he arrived at the home of his ex-girlfriend, he slowed his vehicle and, upon observation of police at the scene, left the area. Although Appellant deflected identification of his target when interviewed by police following his arrest, he confirmed that police had intervened before "something happened." This evidence unquestionably is sufficient to support Appellant's conviction.

Appellant also claims that the Commonwealth failed to disprove that he had renounced any intention to commit a criminal act. Although this writer is familiar with the defense of renunciation in the context of a conspiratorial relationship, see 18 Pa. C.S. § 903, its application currently is both novel and unsupported by case law.

Even if one assumes, in *arguendo*, that Appellant abandoned his criminal act before it reached completion, the abandonment does not change the fact that the prohibited criminal conduct had already occurred. Specifically, a conviction for attempted aggravated assault does not require proof of the attainment or completion of actual injury to an innocent party. *Commonwealth v. Holley*, 945 A.2d 241 (Pa. Super. 2008) (Commonwealth need not prove injury was actually inflicted but rather only that defendant acted with specific intent to cause injury). Rather, the Commonwealth is only required to prove that there was an attempt to intentionally cause bodily injury to another with a deadly weapon. 18 Pa. C.S. § 2702(a)(4). Instantly, Appellant took a substantial step to cause bodily injury with a deadly weapon by taking possession of a firearm and traveling to the target's residence. As discussed above, both direct and circumstantial evidence clearly establishes his intent. The elements of the crime require no further proof in order to establish criminal conduct. How or why the goal of the attempt was never completed is of little import. A diligent search of appellate authority has failed to reveal any precedent for contrary conclusion.

Moreover, as previously mentioned, evidence is sufficient to support a conviction if the conduct is sufficient to satisfy all elements of the crime regardless of whether the conduct might also be considered

consistent with non-criminal activity. *Commonwealth v. Herman*, 323 A.2d 228 (Pa. Super. 1974). Appellant argues that his drive-by of the target's residence without assaultive act is evidence of his abandonment of his intent to commit assault. An equally, if not more, reasonable conclusion from the evidence is that Appellant's consummation of his goal was frustrated only by police presence at the scene upon his arrival. More specifically, a reasonable interpretation of the record clearly allows for the conclusion that it was only law enforcement's prompt intervention that prevented a fatal occurrence. Thus, Appellant's argument is supported by neither the facts nor the law.

Appellant's final challenge suggests error by the sentencing court in failing to merge, for sentencing purposes, his convictions for aggravated assault and firearms not to be carried without a license.

Pennsylvania jurisprudence related to the issue of merger has historically been quite fluid. In an apparent effort to bring some clarity to this issue, the Pennsylvania legislature enacted 42 Pa. C.S. § 9765 which sets forth direction on when convictions merge for sentencing purposes. Very recently, the Pennsylvania Supreme Court, in *Commonwealth v. Baldwin*, 985 A.2d 830 (Pa. 2009), held that the statute's mandate is clear. It prohibits merger unless two distinct facts are present: (1) the crimes arise from a single criminal act; and (2) all the statutory elements of one of the offenses are included in the statutory elements of the other. *Id.* A.2d at 833. Applying this mandate currently, it is clear that Appellant's convictions do not merge for sentencing purposes.

Appellant's conviction under 18 Pa. C.S. § 6106 (carrying a firearm without a license), required the Commonwealth to establish that the Appellant was either carrying a firearm in a vehicle or concealed on his person when he did not have a license to do so. *Id.* A.2d at 833. As mentioned above, Appellant's conviction for aggravated assault required the Commonwealth to establish that the Appellant intentionally attempted to cause bodily injury to another with a deadly weapon. 18 Pa. C.S. § 2702(a)(4). While each offense includes a shared element - - the use or possession of a firearm - - each offense also includes an element or elements that the other does not. A violation of Section 6106 requires that the defendant carry the firearm in a vehicle or concealed on or about his person without a

license to do so. Neither of these elements is a requirement for a conviction of aggravated assault. Additionally, a conviction for an attempt to commit aggravated assault requires an intent to cause bodily injury and an act in furtherance of that intent. Once again, neither of these elements are required for a conviction under Section 6106. Thus, under the plain language of 42 Pa. C.S. § 9765, merger is prohibited in this case because each offense includes an element the other does not.<sup>2</sup>

For the foregoing reasons, it is respectfully requested that the Appellant's conviction and sentences be affirmed.

---

<sup>2</sup>The Appellant's Concise Statement of Matters Complained of on Appeal raises this issue solely as one challenging the propriety of the Court's imposition of separate sentences for the distinct crimes. The appeal does not raise challenges to the constitutionality of 42 Pa. C.S. § 9765 under either the federal or state constitution.



SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-512 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-512

WELLSFARGO BANK NA  
vs.

ANN H. BAILEY & KAREN B.  
NEVEKER a/k/a KAREN BAILEY  
NEVEKER & WALTER R. NEVEKER

133 REBA DRIVE  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-J12-0222-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$298,616.44

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Ann H. Bailey & Karen B. Neveker a/k/a Karen Bailey Neveker & Walter R. Neveker** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-722 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-722

BANK OF NEW YORK  
vs.

BARBARA A. PHILLIPS &  
CHARLES E. PHILLIPS

70 BENDERS CHURCH ROAD  
BIGLERVILLE, PA 17307  
BUTLER TOWNSHIP

Parcel No.: 07 F08-0082-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$169,600.46

Attorneys for Plaintiff  
GOLDBECK MCCAFFERTY &  
MCKEEVER

SEIZED and taken into execution as the property of **Barbara A. Phillips & Charles E. Phillips** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-912 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-912

PNC MORTGAGE  
vs.

PHOMMA PHANHHTHY & TANIS A.  
STUCKY a/k/a TANIS A. PHANHHTHY

35 RIFE ROAD  
EAST BERLIN, PA 17316  
READING TOWNSHIP

Parcel No.: 36 L07-0023G-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$190,971.31

Attorneys for Plaintiff  
VITTI & VITTI & ASSOCIATES, PC

SEIZED and taken into execution as the property of **Phomma Phanhthy & Tanis A. Stucky a/k/a Tania A. Phanhthy** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-450 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-450

BAC HOME LOANS SERVICING LP  
vs.

RYAN PURCELL & TARA PURCELL  
a/k/a TARA N. OLIVER

11 SMOKEHOUSE COURT  
LITTLETOWN, PA 17340  
LITTLETOWN TOWNSHIP

Parcel No.: 27 007-0149-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$219,871.91

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Ryan Purcell & Tara Purcell a/k/a Tara N. Oliver** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-NO-641 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-NO-641

PNC BANK NATIONAL ASSOCIATION  
vs.

PUNJABI MANAGEMENT CORP.

1025 BIGLERVILLE ROAD  
GETTYSBURG, PA 17325  
CUMBERLAND TOWNSHIP

Parcel No.: 09 F12-0044-000

IMPROVEMENTS THEREON:  
LAND AND BUILDING

JUDGMENT AMOUNT: \$169,135.98

Attorneys for Plaintiff

UNRUH TURNER BURKE & FREES

SEIZED and taken into execution as the property of **Punjabi Management Corp.** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-91 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-91

HSBC BANK USA NA  
vs.

TIMOTHY RILL

41 COMMERCE STREET  
NEW OXFORD, PA 17350  
NEW OXFORD BOROUGH

Parcel No.: 34 005-0213-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$120,808.40

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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-825 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-825

CHASE HOME FINANCE LLC  
vs.

TREVOR S. SHRINER a/k/a TREVOR  
SCOTT SHRINER & BRIAN L. MARSH

17 RED BRIDGE ROAD  
GETTYSBURG, PA 17325  
STRABAN TOWNSHIP

Parcel No.: 38 021-0040-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$51,082.96

Attorneys for Plaintiff  
MCCABE WEISBERG & CONWAY, PC

SEIZED and taken into execution as the property of **Trevor S. Shriner a/k/a Trevor Scott Shriner & Brian L. Marsh** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-618 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-618

CITIMORTGAGE INC.  
vs.

PAUL N. SENSENIG &  
NANCY J. SENSENIG

2251 YORK ROAD  
GETTYSBURG, PA 17325  
STRABAN TOWNSHIP

Parcel No.: 38 H12-0052-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$143,694.26

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Paul N. Sensenig & Nancy J. Sensenig** 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-850 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-850

HSBC MORTGAGE CORPORATION  
vs.

SHARON A SHAFFER  
190 WIERMANS MILL ROAD  
YORK SPRINGS, PA 17372  
HUNTINGTON TOWNSHIP

Parcel No.: 22 105-0045-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$91,302.00

Attorneys for Plaintiff  
MCCABE, WEISBERG & CONWAY,  
P.C.

SEIZED and taken into execution as the property of **Sharon A. 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 December 10, 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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-200 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-200

BANK OF NEW YORK TRUST  
COMPANY

vs.

BETTY A. SHULL & BRIAN E. SHULL

140 BRICKYARD ROAD  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35 K12-0005-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$175,510.56

Attorneys for Plaintiff  
GOLDBECK MCCAFFERTY &  
MCKEEVER

SEIZED and taken into execution as  
the property of **Betty A. Shull & Brian E.  
Shull** 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 December 10,  
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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 04-S-1094 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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. 04-S-1094

COUNTRYWIDE HOME LOANS  
SERVICING LP

vs.

MICHAEL J. SHUMBERGER

20 SHERMAN DRIVE  
EAST BERLIN, PA 17316  
READING TOWNSHIP

Parcel No.: 36 102-0038A-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$131,397.46

Attorneys for Plaintiff  
GOLDBECK MCCAFFERTY &  
MCKEEVER

SEIZED and taken into execution as  
the property of **Michael J. Shumberger**  
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 December 10,  
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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-551 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-551

BANK OF NEW YORK MELLON  
vs.

KELLI ANN SMITH

54 CROUSE PARK  
LITTLESTOWN, PA 17340  
LITTLESTOWN BOROUGH

Parcel No.: 27 005-0139-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$145,250.77

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **Kelli Ann Smith** 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 December 10,  
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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-564 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 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-564

CHASE HOME FINANCE LLC, S/B/M  
TO CHASE MANHATTAN MORTGAGE  
CORPORATION  
vs.

RICK L. SWENSON &  
BONNIE ALEXIS SWENSON

23 LEE TRAIL  
FAIRFIELD, PA 17320  
CARROLL VALLEY BOROUGH  
Parcel No.: 43-028-0113-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$284,675.18

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **Rick L. Swenson &  
Bonnie Alexis Swenson** 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 December 10,  
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.

10/29, 11/5 & 12

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1279 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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-1279

WELLSFARGO BANK NA  
vs.

DANA J. AZIZ & CHINAR ARIF AHMAN  
a/k/a CHINAR ARIF AHMAD

88 HEMLOCK DRIVE  
HANOVER, PA 17331  
CONEWAGO TOWNSHIP  
Parcel No.: 08-021-0166-000

(Acreage or street address)  
IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$170,554.78

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as  
the property of **Dana J. Aziz & Chinar  
Arif Ahman a/k/a Chinar Arif Ahmad**  
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 February 4, 2011,  
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.

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1271 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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. 08-S-1271

NORTHWEST SAVINGS BANK  
vs.

JEFFREY ALLEN ANDERS &  
CHRISTINA LYNN ANDERS

2520 MOUNT HOPE ROAD  
FAIRFIELD, PA 17320  
HAMILTONBAN TOWNSHIP  
Parcel No.: 18-A15-0025A-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$122,543.42

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as  
the property of **Jeffrey Allen Anders &  
Christina Lynn Anders** 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 February 4, 2011,  
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.

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-44 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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-44

HSBC BANK USA NA

vs.

KEITH W. CARPENTER, JR. &  
MELISSA D. CARPENTER

110 TRACY DRIVE  
YORK SPRINGS, PA 17372  
HUNTINGTON TOWNSHIP

Parcel No.: 22-104-0185-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$177,917.92

Attorneys for Plaintiff  
ZUCKER, GOLDBERG & ACKERMAN,  
LLC

SEIZED and taken into execution as  
the property of **Keith W. Carpenter &  
Melissa D. Carpenter** 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 February 4, 2011,  
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.

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1633 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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. 08-S-1633

CITIMORTGAGE, INC. S/B/M TO ABN  
AMRO MORTGAGE GROUP, INC.

vs.  
MICHAEL E. APPLER

37 MAIN STREET  
MCSHERRYSTOWN, PA 17344  
MCSHERRYSTOWN BOROUGH

Parcel No.: 28-002-0083-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$46,472.73

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **Michael 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 February 4, 2011,  
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.

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-900 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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-900

WELLSFARGO BANK NA  
vs.

WILLIAM E. FEAN III a/k/a  
WILLIAM FEAN III

139 NORTH 2ND STREET  
MCSHERRYSTOWN, PA 17344  
MCSHERRYSTOWN BOROUGH

Parcel No.: 28-001-0008-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$142,474.46

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **William E. Fean a/k/a  
William Fean III** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND  
CLAIMANTS: You are notified that a  
schedule of distribution will be filed by the  
Sheriff in his office on February 4, 2011,  
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.

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-754 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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. 08-S-754

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC.

vs.

BETTY J. HARSHA &  
ANDREW R. HARSHA

300 GREEN SPRINGS ROAD  
HANOVER, PA 17331  
BERWICK TOWNSHIP

Parcel No.: 04-K12-0092B-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$178,189.62

Attorneys for Plaintiff

GOLDBECK MCCAFFERTY &  
MCKEEVER

SEIZED and taken into execution as the property of **Betty J. Harsha & Andrew R. Harsha** 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 February 4, 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.

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 04-S-426 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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. 04-S-426

WELLSFARGO BANK, NA  
SUCCESSOR BY MERGER TO  
WELLSFARGO HOME MORTGAGE,  
INC.

vs.

RYAN M. GLOVER

31 STARLITE DRIVE  
LITTLTOWN, PA 17340  
LITTLTOWN BOROUGH

Parcel No.: 27-011-0129-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$109,083.71

Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.

SEIZED and taken into execution as the property of **Ryan M. Glover** 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 February 4, 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.

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-30 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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-30

HSBC BANK

vs.

LAUREN L. GARNETT

7 & 9 BLUE GRASS TRAIL  
FAIRFIELD, PA 17320  
CARROLL VALLEY BOROUGH

Parcel No.: 43-045-0022-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$229,286.61

Attorneys for Plaintiff

UDREN LAW OFFICES P.C.

SEIZED and taken into execution as the property of **Lauren L. Garnett** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 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.

11/12, 19 & 24

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-565 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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-565

BAC HOME LOANS SERVICING LP  
F/K/A COUNTRYWIDE HOME LOANS  
SERVICING LP  
vs.

DEBRA ANN HIPPENSTEEL &  
TONY J. HIPPENSTEEL

5 ROLLING LANE  
ABBOTTSTOWN, PA 17301  
HAMILTON TOWNSHIP

Parcel No.: 17-L10-0006D-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$232,194.66

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as the property of **Debra Ann Hippensteel & Tony J. Hippensteel** 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 February 4, 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.

11/12, 19 & 24

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1568 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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-1568

GMAC MORTGAGE LLC  
vs.

JOHN T. HONEYCUTT JR. &  
AMY M. HONEYCUTT

92 MUNICIPAL ROAD  
HANOVER, PA 17331  
BERWICK TOWNSHIP

Parcel No.: 04-K12-0157-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$266,222.26

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **John T. Honeycutt, Jr. & Amy M. Honeycutt** 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 February 4, 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.

11/12, 19 & 24

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1136 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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-1136

HSBC MORTGAGE CORPORATION  
vs.

SHANE D. GLADFELTER &  
MELISSA GLADFELTER

179 HOFFMAN HOME ROAD  
GETTYSBURG, PA 17325  
MT JOY TOWNSHIP

Parcel No.: 30-H16-0010B-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$213,717.30

Attorneys for Plaintiff

UDREN LAW OFFICES, P.C.

SEIZED and taken into execution as the property of **Shane D. Gladfelter & Melissa Gladfelter** 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 February 4, 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.

11/12, 19 & 24



**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 ROSE A. SENTZ, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Melissa E. Felsch, 7 St. Joseph Lane, McSherrystown, PA 17344

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

**SECOND PUBLICATION****ESTATE OF DOUGLAS C. BREAM, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executors: William G. Bream, P.O. Box 1822, Oldtown, FL 32680; David C. Bream, 30 Ridgewood Drive, Gettysburg, PA 17325; Daniel M. Bream, 782 Edgegrove Road, Hanover, PA 17331

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

**ESTATE OF CHARLES M. HARMAN, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Charles M. Harman, 1048 Heritage Dr., Gettysburg, PA 17325

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

**ESTATE OF PHYLLIS F. HESS, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Selmar Hess, Jr., 508 Beaver Street, East Berlin, PA 17316; Bonnie (Hess) Shockey, 133 Creek Gate Court, Millersville, PA 17551

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

**ESTATE OF CARSON LAMBERSON, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executors: Scott Gerrick & Richard Warltuff, c/o James T. Yingst, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York St., Hanover, PA 17331

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

**ESTATE OF GUY W. LOBAUGH, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Co-Executors: Dean G. Lobaugh, 440 Lobaugh Road, Aspers, PA 17304; Linda (Lobaugh) Leer, 25 Latimore Creek Rd., York Springs, PA 17372

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

**ESTATE OF GRACE L. NEIDERER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executors: Mary C. Gladfelter, 2062 Stauffer Road, Spring Grove, PA 17362; Stephen G. Neiderer, 1460 New Chester Road, New Oxford, PA 17350

Attorney: David C. Smith, Esq., 754 Edgegrove Rd., Hanover, PA 17331

**ESTATE OF JOSEPH C. NOEL a/k/a JOSEPH CAROL NOEL a/k/a JOSEPH CARROLL NOEL, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executors: Judith M. Strevig, 7709 Gnatstown Road, Hanover, PA 17331; Margaret M. Staub, 3070 Centennial Road, Hanover, PA 17331; Peter S. Noel, 6076 Pigeon Hill Road, Spring Grove, PA 17362

Attorney: David C. Smith, Esq., 754 Edgegrove Rd., Hanover, PA 17331

**ESTATE OF GEORGE F. POWERS, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

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

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

**ESTATE OF JOYCE I. SEIBERT, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Michael R. Seibert, Linda J. Crooks, Randy A. Seibert, 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 RITA C. SHIELDS, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Joan M. Fisel, 25 Pin Oak Drive, Gettysburg, PA 17325

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

**ESTATE OF LYNN D. SLOTHOUR, SR. a/k/a LYNN D. SLOTHOUR, DEC'D**

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

Executrix: Lesa S. Masemer, c/o Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403

**ESTATE OF SHIRLEY A. WEIBLEY, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Executor: Brook A. Weibley, P.O. Box 186, York Springs, PA 17372

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

**THIRD PUBLICATION****ESTATE OF VERA LEE CULVER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executors: Lee C. Knox Culver, 556 DeSoto Drive, Miami Springs, FL 33166; Raymond James Culver, 1050 Barlow Greenmount Road, Gettysburg, PA 17325

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

**ESTATE OF JUNE I. LANG, DEC'D**

Late of the Borough of Hanover, York County, Pennsylvania

Executor: Floyd W. Lang, Jr., c/o Edward J. O'Donnell, IV, Esq., 141 Broadway, Suite 230, Hanover, PA 17331

Attorney: Edward J. O'Donnell, IV, Esq., 141 Broadway, Suite 230, Hanover, PA 17331

(continued on page 12)

**THIRD PUBLICATION (CONTINUED)****ESTATE OF MICHAEL DEAN OBERLANDER, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executor: Todd Oberlander, 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 DIANA FUSS SKILES, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Gerald Lee Sturgill, 20 Liberty Street, P.O. Box 546, Westminster, MD 21158-0546

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

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, 54 PA. C.S.A. 332, of the filing of an application with the Department of State of the Commonwealth of Pennsylvania on July 27, 2010, for a Certificate of Conducting of a business under the assumed or fictitious name of RENTA FIESTAS, with its principal place of business at 5576 Carlisle Pike, New Oxford, Pennsylvania, 17350. The name and address of the individual interested in said business is Maria E. Carbajal, 5576 Carlisle Pike, New Oxford, Pennsylvania, 17350.

Clinton T. Barkdoll, Esq.  
Kulla, Barkdoll, Ullman & Painter, P.C.  
9 East Main Street  
Waynesboro, PA 17268

11/12

**NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization - Domestic Limited Liability Company has been filed with the Pennsylvania Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on October 25, 2010, for the purpose of obtaining a Certificate of Organization for a domestic limited liability company under the Pennsylvania Limited Liability Company Act of 1994. The name of the corporation is Plain Truth, LLC.

John S. Phillips, Esq.  
Phillips & Phillips  
101 West Middle Street  
Gettysburg, PA 17325  
Attorney for the Corporation

11/12

**SHERIFF'S SALE**

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-948 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 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-948

ADAMS COUNTY NATIONAL BANK  
vs.

ROSS L. HETRICK & MERRY V. BUSH

275 OLD ROUTE 30  
MCKNIGHTSTOWN, PA 17343  
FRANKLIN TOWNSHIP

Parcel No.: 12-D11-0017-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$174,572.24

Attorneys for Plaintiff  
ANDREA M. SINGLEY, ESQ.

SEIZED and taken into execution as the property of **Ross L. Hetrick & Mary V. Bush** 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 February 4, 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.

11/12, 19 &amp; 24

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

IN THE COURT OF  
COMMON PLEAS OF  
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
ADAMS COUNTY  
NO. 10-S-1619

Citimortgage Inc

Vs.

Unknown Heirs Successors Assigns and  
All persons Firms Or Associations  
Claiming Right Title Or Interest From Or  
Under Sheryl Cruikshank, Deceased

**NOTICE**

TO Unknown Heirs Successors Assigns and All persons Firms Or Associations Claiming Right Title Or Interest From Or Under Sheryl Cruikshank, Deceased and :

You are hereby notified that on 9/22/10, Plaintiff, Citimortgage Inc , filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Adams County Pennsylvania, docketed to No. 10-S1619. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 718 Chestnut Hill Road, Hanover, PA 17331 whereupon your property would be sold by the Sheriff of Adams County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

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

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

ADAMS COUNTY  
COURT ADMINISTRATOR  
ADAMS COUNTY COURTHOUSE  
GETTYSBURG, PA 17325  
(717) 334-6781, EXT. 213  
LAWYER REFERRAL SERVICE  
MIDPENN LEGAL SERVICES  
128 BRECKENRIDGE STREET  
GETTYSBURG, PA 17325  
(717) 334-7624

11/12