

Adams County Legal Journal

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HALL VS. PHILLIPS

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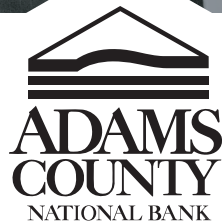
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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1265 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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. 07-S-1265

DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

STEVEN BURROUGHS
& CHASTITY FORNEY

134 APPLE GROVE LANE
LITTLETOWN, PA 17340
LITTLETOWN BOROUGH

Parcel No.: 27-004-0140-000

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$146,473.05

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Steven Burroughs & Chastity Forney** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-514 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-514

US BANK NA

vs.

DOUGLAS J. BALKO
& MELISSA K. BALKO

1195 FOREST DRIVE
ABBOTTSTOWN, PA 17301
HAMILTON TOWNSHIP

Parcel No.: 17-001-0048-000

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$160,554.00

Attorneys for Plaintiff

Powers, Kirn & Javardian

SEIZED and taken into execution as the property of **Douglas J. Balko & Melissa K. Balko** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-634 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-634

PNC BANK NA

vs.

KENNETH L. BERWAGER, JR.

35 KELLY ROAD
NEW OXFORD, PA 17350
BERWICK TOWNSHIP

Parcel No.: 04-K11-0048C-000

(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$115,620.45

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

SEIZED and taken into execution as the property of **Kenneth L. Berwager, 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 November 12, 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.

9/17, 24 & 10/1

HALL VS. PHILLIPS

1. Adverse possession can only be awarded when the party can prove it had actual, continuous, exclusive, visible, notorious, distinct, and hostile possession of the land in question for 21 years. Possession is hostile when a person claiming adverse possession enters and remains on the land without permission of the true owner.

2. Courts have held that while the word "hostile" has been held not to mean ill will or hostility, it does imply the intent to hold title against the record title owner.

3. The element of hostility requires that the court examine not just the physical facts of possession but also the evidence, if any, probative of intent with which the land in question was possessed.

4. Legal presumptions are either (1) a procedural expedient, or (2) a rule of proof production based upon the comparative availability of material evidence to the respective parties, or (3) a conclusion firmly based upon the generally known results of wide human experience, or (4) a combination of (1) and (3).

5. A new cause of action cannot be raised for the first time in the response to a summary judgment. A party raises a new cause of action if it rests on a different theory, basis for recovery, or relationship between the parties than did the original pleading.

6. The doctrine of consentable lines has emerged as a separate and distinct theory from that of traditional adverse possession. Decisions involving acquiescence are frequently distinguishable from adverse possession cases only in that possession in the former are often based on a mistake as to the location of the property lines.

7. The doctrine of consentable line is a rule of repose for the purpose of quieting title and discouraging confusing and vexatious litigation. There are two ways to prove a binding consentable line: by dispute and compromise, or by recognition and acquiescence.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 07-S-1110, FRANK HALL AND ELIZABETH HALL,
HUSBAND AND WIFE, VS. JOHN W. PHILLIPS AND BOBBIE
E. PHILLIPS, HUSBAND AND WIFE.

Archie V. Diveglia, Esq., for Plaintiffs

John S. Phillips, Esq., for Defendants

Kuhn, P.J., February 18, 2010

OPINION ON DEFENDANTS' MOTION FOR SUMMARY JUDGMENT AND PLAINTIFFS' CROSS MOTION FOR SUMMARY JUDGMENT

Presently before the Court is Defendants' Motion for Summary Judgment filed February 9, 2009, and Plaintiffs' Cross Motion For Summary Judgment filed February 24, 2009. For the reasons stated herein, said Motions are denied.

PROCEDURAL BACKGROUND

On September 14, 2007 Plaintiffs filed an Action to Quiet Title over a "triangular" portion of land located along the border area

between properties located at 576 and 534 West Middle Street, Gettysburg, Adams County. Plaintiffs allege that they have obtained title to the disputed portion of land by adverse possession. Defendants filed an Answer, New Matter, and Counterclaim on October 5, 2007. Plaintiffs replied on October 11, 2007.

On February 9, 2009 Defendants filed a Motion for Summary Judgment, with a Brief filed on March 12, 2009. Plaintiffs replied on February 24, 2009 and filed a Cross-Motion for Summary Judgment, with Brief filed March 30, 2009. Defendants responded on March 12, 2009. Plaintiffs filed a Brief in Opposition on March 30, 2009, and Defendants filed a Response to that brief on April 13, 2009.

FACTUAL BACKGROUND

Plaintiffs are adult individuals, husband and wife, who are title owners of 576 West Middle Street, Gettysburg, Adams County. Defendants are adult individuals, husband and wife, who are title owners of 534 West Middle Street, Gettysburg, Adams County. The properties share a common boundary on the western side of No. 534. The chain of title for the respective properties is as follows:

- 576 West Middle Street (Plaintiffs' Property)¹
 - 1941: Abraham and Minerva Staley conveyed the parcel to Elliot D. and Margaret J. Staley.
 - September 9, 1954: Elliot and Margaret Staley conveyed the parcel to Jay R. and Catherine M. Schmitt.
 - December 30, 1993: Jay and Catherine Schmitt conveyed the parcel to Jay R. Schmitt, III, reserving a life estate to the grantors.
 - February 22, 1995: Lawrence V. Young, trustee in bankruptcy for Jay and Catherine Schmitt conveyed the parcel to Jay. R. Schmitt, III free and clear of encumbrances.
 - January 10, 2000: Jay R. Schmitt, III, conveyed the parcel to Plaintiffs.
- 534 West Middle Street (Defendants' Property)²
 - 1941: Abraham and Minerva Staley conveyed the parcel to Lottie Staley.
 - October 20, 1954: Lottie Staley Aumen and James Aumen conveyed the parcel to Elliot D. Staley and

¹Complaint Ex. 1.; Defendants' New Matter ¶ 16.

²Complaint Ex. 2.; Defendants' New Matter ¶ 16.

Margaret J. Staley. Margaret Staley died on February 2, 1982. Elliot Staley died on December 19, 1989.

- May 4, 1990: The Executors of Elliot D. Staley's estate conveyed the parcel to Defendants.

When the elder Schmitts purchased No. 576 in 1954 it was a vacant lot. At that time Elliot Staley and his wife were residing in the home on No. 534 pursuant to an installment sales agreement. They took legal title to No. 534 forty-one days after the Schmitts took legal title to No. 576. At some time shortly thereafter the Schmitts made several improvements that apparently encroached upon the property then owned by the Staleys (presently Defendants' property) at No. 534. The alleged encroachments included an overhanging second floor house extension, a concrete walkway, metal steps, an air conditioner concrete pad, and a tree line. (**Counterclaim ¶ 28; Complaint ¶ 5**). Neither the Staleys nor the elder Schmitts are alive and able to testify regarding the encroachments.

On April 7, 2008, deposition testimony was taken from George E. Staley, son of Elliot and Margaret Staley. He testified that his father sold No. 576 to the Schmitts and purchased the adjacent parcel, No. 534, from his sister. [**George Staley, N.T. 7**]. He further testified that the Schmitts built a home at No. 576 and placed the tree line approximately one year after purchase. [**N.T. 8 & 11**]. Mr. Staley stated that when the house was built, he informed his father that "[i]t looks like he's down on your property," to which his father replied, "[w]ell, it's not hurting anything." [**N.T. 11**]. At the time the tree line was placed, Mr. Staley informed his father, "[n]ow I know he's down on your property...Those pine trees are on your ground." *Id.* Staley stated he had the impression his father understood, but was not aware of his father's thoughts on the matter. [**N.T. 13**]. Mr. Staley further stated that he and his father would mow up to the tree line, but not beyond it because there was no grass in that area. [**N.T. 20-21**]. He indicated that no one trimmed the trees. [**N.T. 21**].

On or about August 5, 2006, Defendants caused a survey to be made of their property. (**Defendants' New Matter ¶ 21**). The survey identified the alleged encroachments. On or about August 18, 2006, Defendants notified Plaintiffs in writing that portions of the Plaintiffs' metal steps, concrete walk and house extension encroached upon Defendants' property and requested that Plaintiffs

contact Defendants to remedy the situation. (**Defendants' New Matter ¶ 22**). On or about September 14, 2006, Plaintiff Elizabeth Hall contacted Defendant John W. Phillips. On September 25, 2006, the parties met but were unable to reach an agreement. On or about July 11, 2007, Defendants removed the tree line.

ISSUES PRESENTED

Plaintiffs allege that their use and their predecessors' use of the disputed portion of land has been actual, continuous, adverse, visible, notorious, and hostile against Defendants and their predecessors for a period of time beyond that required to obtain title by adverse possession. (**Complaint ¶¶ 3 & 4**). Said use, they claim, has included planting a tree line, embedding stakes into concrete, building a concrete walkway, mowing the grass, and otherwise maintaining the area and exercising exclusive control. (**Complaint ¶ 5**) Plaintiffs claim their use and enjoyment was wrongfully interfered with when Defendants removed the tree line. (**Complaint ¶ 8**).

Defendants claim the tree line was clearly within their recorded boundary line and deny that Plaintiffs have used the triangular portion of land in dispute. (**Answer ¶¶ 3 & 4**). In New Matter Defendants assert they have claimed, maintained, controlled, used and paid taxes on the full extent of the property, including the triangular portion in question. (**New Matter ¶ 20**). Defendants counterclaim that the alleged encroachments were originally placed by consent that terminated by operation of law upon alienation of the property in 1990.³ (Counterclaim ¶ 28).

Defendants' Motion for Summary Judgment points out that the Staleys were common predecessors in title to both properties, (**Defendants' Motion ¶ 14**), and at all times prior to May 4, 1990,⁴ the Schmitts and Staleys were in privity of contract because of their grantee/grantor relationship. (**Defendant's Motion ¶ 15**). Relying on these facts, as well as certain responses Plaintiffs made to Defendants' Requests for Admissions, Defendants argue that privity existed between the Staleys and the Schmitts which created a presumption that the original entry was permissive. If so, that permission would remain in place until there was either notice of intent to

³Defendants claim consent can be inferred because of the privity existing between the Staleys and Schmitts.

⁴The date of sale of Defendants' property from the Staley Estate to Defendants.

possess adversely or alienation of the property. Defendants contend that Plaintiffs cannot overcome the presumption that the original entry was permissive until the sale to Defendants on May 4, 1990.⁵ **(Defendant's Motion ¶ 18)**. Because the 21-year statutory period for adverse possession has not expired since that date, Defendants contend that Plaintiffs' claim must fail.

Plaintiffs allege that no legal relationship existed between the Schmitts and Staleys other than prior common ownership, **(Plaintiffs' Reply to Summary Judgment Motion ¶ 15)**, and that permission cannot be presumed simply because of privity of contract. **(Plaintiffs' Reply to New Matter ¶ 28)**. Relying on the testimony of George Staley, Plaintiffs further allege that the planting and maintenance of the tree line by the Schmitts was an open and notorious act of claiming the land and was acquiesced to by the Staleys. **(Plaintiffs' Answer ¶ 16)**. They allege that the statutory period of 21 years for consentable lines via adverse possession commenced with the planting of the tree line within one year of the Schmitts' purchase in 1954. **(Plaintiffs' Answer ¶ 19)**.

In their Cross-Motion for Summary Judgment, Plaintiffs, again relying on George Staley's testimony, allege that no action was taken against the Schmitts even though Elliot Staley was aware of the encroachment. **(Plaintiff's Motion ¶¶ 23 & 24)**. Plaintiffs argue that the testimony of George Staley conclusively establishes that the Plaintiffs' predecessors in title openly and notoriously possessed land that belonged to Defendants' predecessors in title and that Defendants' predecessors took no action to oppose the establishment of the tree line as the property line. **(Plaintiff's Motion ¶ 27)**.

In their Answer to the Cross-Motion for Summary Judgment, Defendants contend that George Staley was unaware of his father's thoughts on the matter or whether he discussed the issue with the Schmitts. **(Defendant's Answer to Motion ¶ 24)**. Further, Defendants argue that Staley's failure to mow beyond the tree line cannot be interpreted as acquiescence to it being the property line

⁵Plaintiffs admitted they had no knowledge that any of their predecessors in title either received or were denied permission from any of Defendants predecessors in title to encroach on Defendants property. **(Defendant's Motion ¶ 16)**. Plaintiffs also admitted that they had no knowledge that any of their predecessors in title gave oral or written notice to any of Defendants' predecessors in title of their intent to adversely possess any portions of Defendants' property. **(Defendant's Motion ¶ 17)**.

because there was nothing to mow beyond the tree line. **(Defendant's Answer to Motion ¶ 25 & 27)**. Additionally, Defendants allege that Plaintiffs cannot raise the issue of consentable lines for the first time during summary judgment proceedings. They contend that issue is not properly before the Court because it was not raised as a separate and distinct cause of action. **(Defendant's Answer to Motion ¶ 27)**. Finally, Defendants allege that even if the consentable lines doctrine is applicable, Plaintiffs' predecessors in title were on the property by permission, negating any hostility. **(Defendant's Answer to Motion ¶ 29)**.

QUESTIONS PRESENTED

Defendants

1. Whether Defendants are entitled to summary judgment given that, after completion of discovery relevant to the motion, Plaintiffs, who will bear the burden of proof at trial, have failed to produce evidence to overcome Defendants' affirmative defense that the original entry was permissive.
2. Whether the doctrine of consentable line by recognition and acquiescence is properly before the Court.
3. Whether the doctrine of consentable line by recognition and acquiescence is applicable where original entry is permissive.
4. Whether Plaintiffs' Countermotion for Summary Judgment fails as a matter of fact and law.

Plaintiffs

1. Whether the undisputed facts support Plaintiffs' Claim of Adverse Possession.
2. Whether the doctrine of consentable lines applies.
3. Whether the undisputed facts are sufficient to grant summary judgment under the doctrine of consentable lines.
4. Whether Defendants' Motion for Summary Judgment lacks a factual or legal basis thereby requiring that it be denied.

Continued to next issue (10/8/2010)

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-601 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-601

DESUCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATE HOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2004-R7, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7 vs.

JENNIFER M. DECKERT, ANNA MARIE DECKERT & WILLIAM H. MONROE

490 BELMONT ROAD
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-E11-0035-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$84,388.64

Attorneys for Plaintiff
GOLDBECK MCCAFFERTY & MCKEEVER

SEIZED and taken into execution as the property of **Jennifer M. Deckert & Anna Marie Deckert & William H. Monroe** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-456 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-456

NATIONSTAR MORTGAGE LLC
vs.

GERALD C. CLARK, II
106 WEST MAIN STREET
FAIRFIELD, PA 17320
FAIRFIELD BOROUGH

Parcel No.: 11-006-0026-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$143,259.42

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Gerald C. Clark, II** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-420 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-420

AURORA LOAN SERVICES LLC
vs.

LISA A. DECKER
2370 MUMMASBURG ROAD
GETTYSBURG, PA 17325
FRANKLIN TOWNSHIP

Parcel No.: 12-E10-0073-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$206,667.37

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Lisa A. Decker** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-667 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-667

CHASE HOME FINANCE
vs.

WAYNE B. HEFLIN

18 FAWB AVENUE a/k/a
18 FAWN AVENUE, LOT 7
NEW OXFORD, PA 17350
READING OF STRABAN

Parcel No.: 36-002-0007-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$153,189.80

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Wayne B. Heflin** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-251 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-251

GMAC MORTGAGE, LLC
vs.

JAMES M. HELSLEY &
CAROL HELSLEY

1620 BUCHANAN VALLEY ROAD
ORRTANNA, PA 17353
FRANKLIN TOWNSHIP

Parcel No.: 12-B08-0009-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$16,131.58

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **James M. Helsley & Carol Helsley** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-235 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-235

WELLSFARGO BANK NA
vs.

GREGGORY A. HICKS &
LISA M. HICKS

80 MUNICIPAL ROAD
HANOVER, PA 17331
BERWICK TOWNSHIP

Parcel No.: 04-K12-0156-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$228,329.45

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Greggory A. Hicks & Lisa M. Hicks** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-593 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-593
M & T BANK

vs.
ROBERT DALE HICKS a/k/a
ROBERT D. HICKS

36 EAST HANOVER STREET
GETTYSBURG, PA 17331
BONNEAUVILLE BOROUGH

Parcel No.: 06-005-0088-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$215,112.40

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

SEIZED and taken into execution as the property of **Robert Dale Hicks a/k/a Robert D. Hicks** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-676 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-676

BAC HOME LOANS SERVICING LP
vs.
JACK A. HIMES & JUDITH G. HIMES

163 MAIN STREET
BIGLERVILLE, PA 17307
ARENDSVILLE BOROUGH

Parcel No.: 02-006-0046A-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,511.61

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

SEIZED and taken into execution as the property of **Jack A. Himes & Judith G. Himes** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-279 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-279

WELLSFARGO BANK, NA
vs.
JUDY ANN HODGE

815 BELMONT ROAD
GETTYSBURG, PA 17325
FRANKLIN TOWNSHIP

Parcel No.: 12-E11-0012-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$63,632.56

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Judy Ann Hodge** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1713 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-1713

THE BANK OF NEW YORK TRUST
COMPANY, NATIONAL ASSOCIATION,
AS SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES
2005-BC4

vs.

RAVINDER KAPOOR

110 LINDEN AVENUE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-008-0167-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,201.33

Attorneys for Plaintiff

MARTHA E. VON RESENSTIEL, P.C.

SEIZED and taken into execution as
the property of **Ravinder Kapoor** 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 November 12,
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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1742 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-1742

JPMORGAN CHASE BANK NA
vs.
MELANIE MARIE JUSTICE &
MARK THOMAS JUSTICE
129 WEST KING STREET
LITTLETOWN, PA 17350
LITTLETOWN TOWNSHIP

Parcel No.: 27-008-0143-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$226,361.58

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

SEIZED and taken into execution as
the property of **Melanie Marie Justice &
Mark Thomas Justice** and to be sold by
me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on November 12,
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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2034 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-2034

SUSQUEHANNA BANK
vs.
JWM BUILDERS, LLC, ET AL.

245 CARROLLS TRACT ROAD
FAIRFIELD, PA 17320
HAMILTONBAN TOWNSHIP

Parcel No.: 18-C14-0023D-000
Acreage: 2.1109 ACRES

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$383,847.01

Attorneys for Plaintiff

ROSENBERG / MARTIN /
GREENBERG, LLP

SEIZED and taken into execution as
the property of **JWM Builders, LLC &
Jessie W. Myers** 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 November 12,
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.

9/17, 24 & 10/1

SHERIFF’S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1096 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-1096

CHASE HOME FINANCE LLC
vs.

ESTATE OF MARGOT MAY MARYN
a/k/a MARGOT M. MARYN & MICAH
AARON MARYN, EXECUTOR AND
DEVISEE OF THE ESTATE OF
MARGOT MAY MARYN a/k/a MARGOT
M. MARYN

13 CEDARFIELD DRIVE
GETTYSBURG, PA 17325
BONNEAUVILLE BOROUGH

Parcel No.: 06-009-0121-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$171,347.44

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Estate of Margot May Maryn a/k/a Margot M. Maryn & Micah Aaron Maryn, Executor and Devisee of the Estate of Margot May Maryn a/k/a Margot M. Maryn** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF’S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-493 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-493

BAC HOME LOANS SERVICING L.P.
vs.

DEBRA A. MARICK &
ANTHONY G. MARICK
18 EAST LOCUST LANE
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-009-0063-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$181,149.17

Attorneys for Plaintiff
GOLDBECK McCAFFERTY &
McKEEVER

SEIZED and taken into execution as the property of **Debra A. Marick & Anthony G. Marick** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF’S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-197 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-197

CHASE HOME FINANCE LLC
vs.

PAULA LARA & ALFONSO LUA
74 SPRINGFIELD DRIVE
NEW OXFORD, PA 17350
HAMILTON TOWNSHIP

Parcel No.: 17-K09-0066-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$338,986.55

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Paula Lara & Alfonso Lua** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-539 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-539

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH4 vs.
CHERYELONA NARESH MIRCHANDANI & NARESH G. MIRCHANDANI

4209 YORK ROAD
NEWT OXFORD, PA 17350
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-111-0048-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$308,124.34

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Cherylona Naresh Mirchandani & Naresh G. Mirchandani** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-653 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-653

BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING LP
vs.
MELODY A. MEANS, LOIS C. EICHELBERGER & RICKY E. GINGERICH

155 HIGH STREET
ORRTANNA, PA 17353
FRANKLIN TOWNSHIP

Parcel No.: 12-C10-0048H-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$132,661.01

Attorneys for Plaintiff

GOLDBECK, McCAFFERTY & McKEEVER

SEIZED and taken into execution as the property of **Melody A. Means, Lois C. Eichelberger & Ricky E. Gingerich** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-737 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-737

ADAMS COUNTY NATIONAL BANK
vs.
MARGARET ABBOTT WARD a/k/a
MARGARET ABBOTT WARD FOWLER
1968 GOLDENVILLE ROAD
GETTYSBURG, PA 17325
FRANKLIN TOWNSHIP

Parcel No.: 12-E10-0056-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$154,273.65

Attorneys for Plaintiff

PUHL, EASTMAN & THRASHER

SEIZED and taken into execution as the property of **Margaret Abbott Ward a/k/a Margaret Abbott Ward Fowler** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1566 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-1566

DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.
DAVID G. MYERS

61 SWALLOW TRAIL
FAIRFIELD, PA 17320
CARROLL VALLEY BOROUGH

Parcel No.: 43-035-0098-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$129,501.96

Attorneys for Plaintiff
ZUCKER, GOLDBERG & ACKERMAN,
LLC

SEIZED and taken into execution as
the property of **David G. Myers** 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 November 12,
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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-272 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-272

BAC HOME LOANS SERVICING, L.P.
vs.

JAMIE L. NELSON & HEATHER J.
NELSON

32 PEMBERTON DRIVE
EAST BERLIN, PA 17316
READING TOWNSHIP

Parcel No.: 36-111-0052-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$179,901.60

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Jamie L. Nelson &
Heather J. Nelson** 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 November 12,
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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-781 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-781

WELLSFARGO BANK NA
vs.

BRIAN M. PECHART &
CRISTI L. PECHART

659 CURTIS DRIVE
GETTYSBURG, PA 17325
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-105-0131-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,977.98

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Brian M. Pechart &
Cristi L. Pechart** 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 November 12,
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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1534 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-1534

GMAC MORTGAGE, LLC
vs.

TIMOTHY RIFE a/k/a TIMOTHY L.
RIFE & KRISTINA KRUMRINE a/k/a
KRISTINA D. RIFE

72 COUNTRY DRIVE
GETTYSBURG, PA 17325
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-004-0105-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$321,377.61

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Timothy Rife a/k/a Timothy L. Rife & Kristina Krumrine a/k/a Kristina D. Rife** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1714 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-1714

HSBC BANK USA NA
vs.

RICHARD A. RUNK & DEBORAH D.
RUNK

205 PANTHER DRIVE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-007-0105-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$305,482.26

Attorneys for Plaintiff
GOLDBECK, McCAFFERTY &
McKEEVER

SEIZED and taken into execution as the property of **Richard A. Runk & Deborah D. Runk** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-524 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-524

MOREQUITY, INC
vs.

HOWARD K. SEACHRIST, JR. &
DENISE D. SEACHRIST

141 LYNX DRIVE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-007-0086-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$230,013.23

Attorneys for Plaintiff
PARKER MCCAY, P.A.

SEIZED and taken into execution as the property of **Howard K. Seachrist, Jr. & Denise D. Seachrist** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-206 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-206

BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS
SERVICING LP
vs.

DUSTIN L. SELLMAN &
AMY M. SELLMAN

305 LINCOLNWAY EAST
NEW OXFORD, PA 17350
NEW OXFORD BOROUGH

Parcel No.: 34-005-0108-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$168,665.01

Attorneys for Plaintiff

GOLDBECK, McCAFFERTY &
McKEEVER

SEIZED and taken into execution as
the property of **Dustin L. Sellman &
Amy M. Sellman** 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 November 12,
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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-93 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-93

BANK OF AMERICA NA
vs.
KEVIN E SHIFFLETT &
ROBYN R. SHIFFLETT

375 BASEHOAR SCHOOL ROAD
LITTLESOWN, PA 17340
UNION TOWNSHIP

Parcel No.: 41-J16-0054-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$245,728.16

Attorneys for Plaintiff
GOLDBECK McCAFFERTY &
McKEEVER

SEIZED and taken into execution as
the property of **Kevin E. Shifflett &
Robyn R. Shifflett** 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 November 12,
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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1706 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-1706

WELLSFARGO BANK NA
vs.
DONALD E. SHULTZ &
BRENDA K. SHULTZ

125 CLAPSADDLE ROAD
GETTYSBURG, PA 17325
MOUNT JOY TOWNSHIP

Parcel No.: 30-G14-0017C-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$223,964.10

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Donald E. Shultz &
Brenda K. Shultz** 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 November 12,
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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-62 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-62

CITIMORTGAGE INC

vs.

BENJAMIN D. STRONG a/k/a
B. DANIEL STRONG & SARAH E.
STRONG a/k/a SARAH E. BEATTY

5 MEADOW LARK TRAIL
FAIRFIELD, PA 17320
CARROLL VALLEY BOROUGH

Parcel No.: 43-030-0057-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$204,280.56

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Benjamin D. Strong a/k/a B. Daniel Strong & Sarah E. Strong a/k/a Sarah E. Beatty** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-409 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-409

COMMERCE BANK HARRISBURG
METRO BANK

vs.

MARK R. STAMBAUGH

T WING FARMS
2170 OLD HARRISBURG ROAD
GETTYSBURG, PA 17325
STRABAN TOWNSHIP

Parcel No.: 38-G10-0018-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$1,499,978.52

Attorneys for Plaintiff

HENRY & BEAVER LLP

SEIZED and taken into execution as the property of **Mark Stambaugh & T Wing Farms** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-546 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-546

HSBC MORTGAGE SERVICES INC.
vs.

LESLIE C. SZABO & GALE C. SZABO
80 EAST SUMMIT DRIVE
LITTLESTOWN, PA 17340
GERMANY TOWNSHIP

Parcel No.: 15-J18-0169-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$300,964.21

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY,
P.C.

SEIZED and taken into execution as the property of **Leslie C. Szabo & Gale C. Szabo** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-56 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-56

CITIMORTGAGE

vs.

STEVE M. TALPAS &
STEPHANIE A. TALPAS

1226 PINE RUN ROAD
ABBOTTSTOWN, PA 17301
HAMILTON TOWNSHIP

Parcel No.: 17-K09-0018E-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$182,125.03

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Steve M. Talpas & Stephanie A. Talpas** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-499 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-499

WELLSFARGO BANK NA

vs.

DWIGHT J. TOPPER &
KARA A. TOPPER

56 NORTH MILLER STREET
FAIRFIELD, PA 17320
FAIRFIELD BOROUGH

Parcel No.: 11-005-0065-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,875.18

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Dwight J. Topper & Kara A. Topper** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-141 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-141

WELLSFARGO BANK, N.A.

vs.

THOMAS M. WACHTER

1976 OXFORD ROAD
NEW OXFORD, PA 17350
STRABAN TOWNSHIP

Parcel No.: 38-032-0022-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$255,405.01

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Thomas M. Wachter** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-330 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-330

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-E UNDER THE POOLING AND SERVICING AGREEMENT DATED DEC 1, 2006

vs.
CHAD E. WINEMILLER &
JENNIFER GRIGGS

3710 CARLISLE PIKE
NEW OXFORD, PA 17350
HAMILTON TOWNSHIP

Parcel No.: 17-K10-0019S-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,437.70

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Chad E. Winemiller & Jennifer Griggs** 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 November 12, 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.

9/17, 24 & 10/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-600 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of October, 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-600

WELLSFARGO BANK NA
vs.

FRANK E. WALKER &
PATRICIA A. WALKER

145 FEESER ROAD
LITTLESTOWN, PA 17340
GERMANY TOWNSHIP

Parcel No.: 15-116-0072-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$309,212.29

Attorneys for Plaintiff
McCABE, WEISBERG AND CONWAY,
P.C.

SEIZED and taken into execution as the property of **Frank Walkers a/k/a Frank E. Walker & Patricia Walker a/k/a Patricia A. Walker** 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 November 12, 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.

9/17, 24 & 10/1

NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Thursday, October 7, 2010 at 8:30 a.m.

SMITH—Orphan's Court Action Number OC-115-2009. The First and Final Account of Yvonne Kilmer, Administratrix of the Estate of Jason M. Smith, late of Butler Township, Adams County, Pennsylvania, deceased.

TAYLOR—Orphan's Court Action Number OC-32-2010. The First and Final Account of Shelly A. Lawyer and Patrick A. Taylor, Executors of the Estate of Stanley R. Taylor, late of Oxford Township, Adams County, Pennsylvania, deceased.

HARBACH—Orphan's Court Action Number OC-102-2010. The First and Final Account of Karen B. Arthur, Accountant in the trust created in the Will of Harrison F. Harbach, late of the Borough of Gettysburg, Adams County, Pennsylvania, deceased.

Kelly A. Lawver
Clerk of Courts

9/24 & 10/1

NOTICE

NOTICE is hereby given that the Application for Domestic Limited Liability Company was filed by JUST CAUSE, LLC with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of registering under 15 Pa. C.S. 8913, relating to Domestic Limited Liability Companies.

Samuel A. Gates, Esq.
Solicitor

10/1

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

No. 10-S-1449

IN RE: JOYCE E. SPROUSE, Petitioner
IN RE: PETITION FOR CHANGE
OF NAME OF HAYLEE
CHEYENNE DURBIN

NOTICE IS HEREBY GIVEN that on August 27, 2010, the petition of Joyce E. Sprouse was filed in the above-named Court, requesting an Order to change the name of Haylee Cheyenne Durbin to Haylee Cheyenne Flook.

The Court has fixed the day of November 5, 2010, at 8:30 a.m. in Courtroom Number 4 of the Adams County Courthouse, 117 Baltimore Street, Gettysburg, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

Kevin G. Robinson
Gates & Gates, P.C.
60 E. Middle Street
Gettysburg, PA 17325

10/1

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
NO. 10-S-1129

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

BENEFICIAL CONSUMER DISCOUNT
COMPANY d/b/a BENEFICIAL MORT-
GAGE CO. OF PENNSYLVANIA,
PLAINTIFF

vs.

JEFFREY AUER and KELLY E. AUER,
DEFENDANTS

TO: JEFFREY AUER, DEFENDANT,
whose last known address is 318 Ridge
Ave., McSherrystown, PA 17344.

**THIS IS AN ATTEMPT TO COLLECT A
DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT
PURPOSE**

COMPLAINT IN MORTGAGE
FORECLOSURE

You have been sued in mortgage fore-
closure on 318 Ridge Ave.,
McSherrystown, PA 17344, based on
defaults since December 1, 2009. You
owe \$160,378.65 plus interest.

NOTICE

YOU HAVE BEEN SUED IN COURT. If
you wish to defend against the claims set
forth in the notice above, you must take
action within twenty (20) days after this
Complaint and Notice are served, by

entering a written appearance personally
or by attorney and filing in writing with
the Court your defenses or objections to
the claims set forth against you. 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 by the
Court without further notice for any
money claimed in the Complaint or for
any other claim or relief requested by the
Plaintiff. You may lose money or prop-
erty or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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 THE INFORMA-
TION ABOUT HIRING A LAWYER. IF
YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE ABLE
TO PROVIDE YOU WITH INFORMA-
TION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGI-
BLE PERSONS AT A REDUCED FEE
OR NO FEE.

LAWYERS REFERRAL SERVICE

Court Administrator
Adams County Courthouse
Gettysburg, PA 17325
717.337.9846

Steven K. Eisenberg, Atty. for Plaintiff
Stern and Eisenberg LLP
The Pavilion
261 Old York Rd., Ste. 410
Jenkintown, PA 19046
215.572.8111

10/1

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
NO. 10-S-1378

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

BANK OF AMERICA, N.A., Plaintiff

vs.

JUSTIN P. WENDT and KIMBERLY A.
BECKER, DEFENDANTS

TO: JUSTIN P. WENDT and KIMBERLY
A. BECKER, Defendants, whose last
known address is 376 Maple Avenue,
Hanover, PA 17331.

COMPLAINT IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff,
BANK OF AMERICA, N.A., has filed a
Mortgage Foreclosure Complaint
endorsed with a Notice to Defend,
against you in the Court of Common
Pleas of Adams County, Pennsylvania,
docketed to NO. 10-S-1378, wherein
Plaintiff seeks to foreclose on the mort-
gage secured on your property located at
376 Maple Avenue, Hanover, PA 17331,

whereupon your property would be sold
by the Sheriff of Adams County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If
you wish to defend against the claims set
forth in the notice above, you must take
action within twenty (20) days after this
Complaint and Notice are served, by
entering a written appearance personally
or by attorney and filing in writing with
the Court your defenses or objections to
the claims set forth against you. 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 by the
Court without further notice for any
money claimed in the Complaint or for
any other claim or relief requested by the
Plaintiff. You may lose money or prop-
erty or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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 THE INFORMA-
TION ABOUT HIRING A LAWYER. IF
YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE ABLE
TO PROVIDE YOU WITH INFORMA-
TION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGI-
BLE PERSONS AT A REDUCED FEE
OR NO FEE.

LAWYERS REFERRAL SERVICE

Court Administrator
Adams County Courthouse
Gettysburg, PA 17325
717.337.9846

Mark J. Udren, Stuart Winneg,
Lorraine Doyle, Alan M. Minato,
Chandra M. Arkema,
Adam L. Kayes, Marguerite L. Thomas
and Daniel S. Siedman
Attorneys for Plaintiff
Udren Law Offices, P.C.
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

10/1

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 BEATRICE E. ANTHONY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Alice M. Stottlemeyer, 70 Sinclair Road, Red Lion, PA 17356

ESTATE OF RUTH L. BRADY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Scott E. Brady, c/o Bruce C. Bankenstein, Esq., 48 South Duke Street, York, PA 17401

Attorney: Bruce C. Bankenstein, Esq., 48 South Duke Street, York, PA 17401

ESTATE OF MARY LOUISE GROSS, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executors: Gregory L. Gross, 547 Ridge Avenue, McSherrystown, PA 17344; Jeffrey A. Gross, 311 Vincent Drive, McSherrystown, PA 17344

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

ESTATE OF CLARENCE W. HANSFORD, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Rebecca Hansford, 17 Colonial Drive, Gettysburg, PA 17325

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

ESTATE OF PAULINE C. LEILICH, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Donald A. Leilich, 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 ROSELLEN M. MILLER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Michael R. Wentz, 369 High Street, Souderton, PA 18964

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

ESTATE OF HELEN V. MITCHELL a/k/a HELEN VIRGINIA MITCHELL, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executors: Gail Lynne Wagaman, 750 Poplar Street, Hanover, PA 17331; Louis Eric Mitchell, 18 Dickenson Drive, Hanover, PA 17331; Denise Laclare Descheemaeker, 204 Lindy Avenue, York Springs, PA 17362

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF ROBERT E. SANDRUCK, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Norene E. Nolf, c/o Richard R. Reilly, Esq., 56 S. Duke Street, York, PA 17401-1402

Attorney: Richard R. Reilly, Esq., 56 S. Duke Street, York, PA 17401-1402

SECOND PUBLICATION**ESTATE OF MARY H. HARRIS a/k/a MARY HOOVER HARRIS a/k/a MARY E. HARRIS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Linda H. Moyer, 61 W. Reliance Road, Souderton, PA 18964

Attorney: David M. Laucks, Esq., Laucks & Laucks, LLP, 105 W. Broadway, Red Lion, PA 17356

ESTATE OF BENJAMIN RALPH HOWE, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Administratrices: Amanda Howe, 500 Boyds School Road, Apt. 501, Gettysburg, PA 17325; Leslie Messinger, 150 Gun Club Road, New Oxford, PA 17350

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

ESTATE OF DEBRA SUE HOWE, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Administratrix: Wendy Owen, 70 Lexington Drive, Hanover, PA 17331

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

ESTATE OF DENNIE BENJAMIN MILLER, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrator: Donald B. Miller, 10 Scotch Trail, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, 20 West Main Street, Fairfield, PA 17320

ESTATE OF ROBERT WAYNE MITCHELL, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: C. Louise Richardson, 310 Mary Avenue, Westminster, MD 21157

Attorney: G. Steven McConly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF JACK A. SHIFFLETT, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Co-Executors: Margaret B. Sentous, 1421 Hollidale Court, Los Altos, CA 94024; Jack O. Shifflett, 724 Gorsuch Road, Westminster, MD 21157

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

THIRD PUBLICATION**ESTATE OF MURIEL LOWAS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Albert Frank Lowas, Jr. and Wanda Ann Zamani, c/o Sharon E. Myers, Esq., CGA Law Firm, 135 North George Street, York, PA 17401

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

ESTATE OF VINCENT T. SHEEHY, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Marie W. Sheehy Klemann, P.O. Box 110790, Naples, FL 34108

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

ESTATE OF MARY O. STEGNER a/k/a MARY OTTILIA STEGNER, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Paul P. Stegner, Sr., c/o James D. Hughes, Esq., Salzmans Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

Attorney: James D. Hughes, Esq., Salzmans Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
NO. 10-S-340

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

U.S. Bank, National Association, as
Trustee for TBW Mortgage-Backed Trust
2006-6, Mortgage Pass-Through
Certificates, Series 2006-6, Plaintiff

vs.

Angela Bubczyk a/k/a Angela D.
Bubczyk and Anthony Bubczyk a/k/a
Anthony V. Bubczyk aka Anthony V.
Bubczyk Jr. and Larry Bollinger a/k/a
Larry A. Bollinger, Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Larry Bollinger a/k/a Larry A.
Bollinger, Defendant, whose last known
address is 47 Gettysburg Court,
Littlestown, PA 17340.

Your house (real estate) at: 47
Gettysburg Court, Littlestown, PA 17340,
27-14-21, is scheduled to be sold at
Sheriff's Sale on November 19, 2010 at:
Adams County Sheriff's Office, Adams
County Courthouse, Attn: Sheriff, Room
#4, Gettysburg, PA 17325, at 10:00 AM
to enforce the court judgment of
\$205,022.12 obtained by U.S. Bank,
National Association, as Trustee for TBW
Mortgage-Backed Trust 2006-6,
Mortgage Pass-Through Certificates,
Series 2006-6 against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must
take immediate action: 1. The sale will
be cancelled if you pay back to U.S.
Bank, National Association, as Trustee
for TBW Mortgage-Backed Trust 2006-6,
Mortgage Pass-Through Certificates,
Series 2006-6 the amount of the judg-
ment plus costs or the back payments,
late charges, costs, and reasonable
attorneys fees due. To find out how
much you must pay, you may
call:(610)278-6800. 2. You may be able
to stop the sale by filing a petition asking
the Court to strike or open the judgment,
if the judgment was improperly entered.
You may also ask the Court to postpone
the sale for good cause. 3. You may be
able to stop the sale through other legal
proceedings. 4. You may need an attor-
ney to assert your rights. The sooner
you contact one, the more chance you
will have of stopping the sale. (See
notice below on how to obtain an attor-
ney.) **YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND YOU
HAVE OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE.**
5. If the Sheriff's Sale is not stopped,

your property will be sold to the highest
bidder. You may find out the price bid by
calling (610)278-6800. 6. You may be
able to petition the Court to set aside the
sale if the bid price was grossly inade-
quate compared to the value of your
property. 7. The sale will go through only
if the buyer pays the Sheriff the full
amount due in the sale. To find out if this
has happened you may call 717-337-
9828. 8. If the amount due from the
buyer is not paid to the Sheriff, you will
remain the owner of the property as if the
sale never happened. 9. You have a
right to remain in the property until the
full amount due is paid to the Sheriff and
the Sheriff gives a deed to the buyer. At
that time, the buyer may bring legal pro-
ceedings to evict you. 10. You may be
entitled to a share of the money, which
was paid for your house. A schedule of
distribution of the money bid for your
house will be filed by the Sheriff no later
than thirty days after the Sheriff Sale.
This schedule will state who will be
receiving the money. The money will be
paid out in accordance with this schedule
unless exceptions (reasons why the pro-
posed distribution is wrong) are filed with
the Sheriff within ten (10) days after the
date of filing of said schedule. 11. You
may also have other rights and defenses
or ways of getting your house back, if
you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELE-
PHONE THE OFFICE LISTED BELOW
TO FIND OUT WHERE YOU CAN GET
LEGAL HELP.**

Adams County Bar Association
Courthouse, 117 Baltimore St.
Gettysburg, PA 17325
717-334-6781

**PURSUANT TO THE FAIR DEBT
COLLECTION PRACTICES ACT YOU
ARE ADVISED THAT THIS LAW FIRM
IS DEEMED TO BE A DEBT COLLEC-
TOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**

SHAPIRO & DeNARDO, LLC
LESLIE J. RASE, ESQUIRE
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
610-278-6800

10/1

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CASE NO. 10-S-907

In Re: PNC MORTGAGE, et al, Plaintiff
vs.

FREDERICK A. BAYER and KIMBERLY
A. BAYER, Defendants

COMPLAINT IN MORTGAGE
FORECLOSURE

You have been named as Defendants
in a civil action instituted by PNC
Mortgage et al. against you in this Court.
This action has been instituted to fore-
close on a Mortgage dated September
18, 1998, and recorded in the Recorder's
Office of Adams County at Mortgage
Book volume 1667 page 164 on
September 24, 1998.

You are hereby notified to plead to the
above-referenced Complaint within
twenty (20) days from the date of publi-
cation of this Notice or a judgment will be
entered against you.

NOTICE

If you wish to defend, you must enter a
written appearance personally or by
attorney and file your defenses or objec-
tions in writing with the Court. You are
warned that if you fail to do so the case
may proceed without you and judgment
may be entered against you without fur-
ther notice for the relief requested by the
Plaintiff. You may lose money or prop-
erty 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 INFORMAT-
ION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGI-
BLE PERSONS AT A REDUCED FEE
OR NO FEE.**

LAWYER REFERRAL SERVICE:
County Referral Service
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325
(717) 334-6781, Ext. 213

Louis P. Vitti, Esq.
Vitti & Vitti & Associates, P.C.
215 Fourth Ave.
Pittsburgh, PA 15222
(412) 281-1725
Attorney for Plaintiff

10/1

