

Adams County **Legal Journal**

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IN THIS ISSUE

NEXTEL VS. FRANKLIN TWP. ZHB ET AL

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2015 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution No. 10-S-2015

SOVEREIGN BANK

vs.

BARTON REAL ESTATE LLC

PREMISES: 0 HICKORY ROAD;

TRACT #1

LITTLESTOWN, PA 17340

Parcel No.: 30-H15-0045

(CONTAINING 61 ACRES AND 116 PERCHES OF LAND NEAT MEASURE) AND

(TRACT 2) - 0 HICKORY ROAD, LOT 1 HANOVER PA 17331

Parcel No.: 32-H14-0034

MT. JOY TOWNSHIP (TRACT 1)

MT. PLEASANT TOWNSHIP (TRACT 2)

IMPROVEMENTS THEREON: LAND

JUDGMENT AMOUNT: \$948,253.13

Attorneys for Plaintiff

DANIEL P. MAZO ESQ., 610-526-6429

SEIZED and taken into execution as the property of **Barton Real Estate LLC** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2142 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution No. 10-S-2142

WELLS FARGO BANK NA

vs.

MICHAEL B. COBLENTZ AND

JENNIFER J. ENSOR

380 MARSH CREEK ROAD

GETTYSBURG, PA 17325

CUMBERLAND TOWNSHIP

Parcel No.: 09-E17-0087D-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$254,195.53

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Michael B. Coblentz & Jennifer J. Ensor** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1915 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution No. 10-S-1915

CITIMORTGAGE INC.

vs.

DONALD W. BLACK

10 PIPER DRIVE

NEW OXFORD, PA 17350-9702

OXFORD TOWNSHIP

Parcel No.: 35-013-0130

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$267,341.11

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Donald W. Black** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

NEXTEL VS. FRANKLIN TWP. ZHB ET AL

1. Where there is an opportunity to raise an issue or present evidence and a party fails to do so, it has waived that right.
2. In zoning cases where the trial court does not receive any additional evidence, the scope of review is limited to determining whether the Board committed an error of law or a manifest abuse of discretion.
3. A conclusion that the governing body abused its discretion may be reached only if its findings of fact are not supported by substantial evidence.
4. The Board is responsible for interpreting its own ordinance, and its interpretation of its own ordinance is entitled to great deference.
5. An “exception” in a zoning ordinance is one allowable where facts and conditions detailed in the ordinance, as those upon which an exception may be permitted, are found to exist.
6. In determining whether to grant the special exception, the function of the Board is to determine that such specific facts, circumstances and conditions exist which comply with the standards of the ordinance.
7. Once the applicant has met its burden and shown a *prima facie* case, the burden shifts to any objectors to present evidence that the proposed use has a detrimental effect on the public health, safety and welfare.
8. If the applicant shows it has met its burden of proof and persuasion that the proposed use meets the objective requirements under the Ordinance, a presumption arises that the proposed use is consistent with the health, safety and welfare of the community.
9. If an applicant fails to meet all of the Ordinance requirements for a special exception, the Board can properly deny the application. Stated otherwise, a condition is not to be used as a fudge factor by which to correct any legal shortcomings in an application for special exception.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 10-S-99, NEXTEL VS. ZONING HEARING BOARD OF
FRANKLIN TOWNSHIP and DAVID AND KATHY REID

Michael S. Grab, Esq., for Appellant
Clayton R. Wilcox, Esq. and John J. Mahoney, Esq. for Interveners
Kuhn, P.J., December 3, 2010

OPINION

Nextel appeals the decision of the Zoning Hearing Board of Franklin Township (“Board”) denying its application for approval of a cellular phone tower as a permitted non-agricultural use by special exception in Franklin Township’s Agricultural Zone. On June 5, 2009 Nextel filed an application for a special exception with the Board to construct a wireless communication transmitting and receiving facility on a property located in the Agricultural Zone as designated by the Franklin Township Zoning Ordinance

("Ordinance"). Specifically, Nextel proposes to build a 195-foot cellular phone tower with antennas and an equipment shelter located within a fenced compound on a leased area of 100 feet by 100 feet (10,000 square feet). The leased area is currently owned by Harry P. Irvin, is located at Buchanan Valley Road, Orrtanna, Franklin Township, Adams County, Pennsylvania and is currently used as an apple orchard with some grass and wooded areas.

Section 175-34 of the Ordinance provides the standards for filing a special exception. Section 175-44 of the Ordinance provides the specific criteria to obtain a special exception for communication transmitting and receiving facilities. Additionally, communication transmitting and receiving facilities are permitted by special exception under Section 175-9.C.12 of the Ordinance, which designates communication transmitting and receiving facilities as a non-agricultural use within the agricultural zone.

Hearings before the Board were held on July 30, 2009, October 26, 2009 and November 5, 2009. At the July 30, 2009 hearing, Objectors, David and Kathy Reid, were granted party status to participate in the hearing. Nextel presented the testimony of Matthew Burtner, Site Acquisition Consultant, David Thomas, Radio Frequency Engineer, and Kevin Wolf, P.E., of Andersen Engineering Associates. Nextel rested its case at the conclusion of the July 30, 2009 hearing. A second hearing was scheduled to allow other parties to present evidence. On October 26, 2009, no other party presented evidence, but counsel for Objector, David Reid, and the Township argued that Nextel had the burden to meet the dimensional requirements in the development area for non-agricultural uses pursuant to Section 175-9.F(2)(a)-(b) of the Ordinance. At the close of the October 26, 2009 hearing, Nextel requested an opportunity to reopen its case to present evidence regarding the lot size and lot width requirements. Over objection by counsel for Objectors and the Township, the Board granted Nextel's request to reopen its case and a third hearing was scheduled. On November 5, 2009, Nextel presented the testimony of Matthew Burtner, Site Acquisition Consultant, and Harry P. Irvin, owner of the property to be leased by Nextel. After considering all the testimony and exhibits presented by all parties, the Board met in a public session on December 18, 2009 and announced its decision to deny Nextel's application for a special

exception on the record. By written decision dated December 23, 2009, the Board articulated its reasons for denying Nextel's application for a special exception based on the following:

- Failure to provide screening between the tower site and adjacent residential properties as required by 175-44(2)
- Failure to provide credible proof that it can provide the required financial assurance for tower removal as required by 175-44(5)
- Failure to provide credible evidence that police and fire protection is available to the site as required by 175-34(2)
- Failure to provide credible evidence regarding storm drainage as required by 175-34(2)
- Failure to establish the required minimum lot width of 250 feet as required by 175-9.F.2(b).

On January 21, 2010, Nextel filed the instant Land Use Appeal, alleging that the Board committed errors of law and abused its discretion in connection with its decision to deny Nextel's application for a special exception. In response to Nextel's Land Use Appeal, David and Kathy Reid filed a Petition for Intervention pursuant to Pa. R. Civ. P. 2324(4) and 2329. The Reids sought to intervene because they are individuals residing at 2135 Buchanan Valley Road, Orrtanna, Adams County, Pennsylvania, the resolution of the appeal would affect a legally enforceable property interest, and Nextel's proposed cell phone tower would interfere with the view from their property. By Order dated April 1, 2010, this Court granted the Reids' Petition for Intervention conditioned upon the Franklin Township Board of Supervisors simultaneously withdrawing from the case. Pursuant to the April 1, 2010 Order, Franklin Township withdrew from the instant Land Use Appeal on April 19, 2010. Thereafter, Nextel filed its Brief in Support of its Land Use Appeal on June 4, 2010, and the Reids (Interveners) filed their Brief in Opposition to Nextel's Land Use Appeal on July 7, 2010.¹

¹ In the Brief in Opposition to Nextel's Land Use Appeal, counsel for the Reids argued that Nextel lacked standing to bring the instant Land Use Appeal. Since this issue was not previously addressed by Nextel in its Brief, this Court allowed Nextel the opportunity to respond to this argument. On October 4, 2010, counsel for Nextel responded by submitting a supplemental letter that addressed Nextel's position on the standing issue.

As an initial matter, the issue of Nextel's standing to bring the instant appeal must be addressed. Interveners assert that Nextel lacks standing to bring the instant land use appeal because the appeal before the Board was brought in the name of "Sprint/Nextel," not Nextel, and the Notice of Appeal fails to indicate if Nextel is a limited liability company, a corporation, a partnership or another form of fictitious business entity. In response to these arguments, Nextel argues that it has been correctly identified as "Nextel" in accordance with the original zoning application and the Site Agreement marked as Applicant's Exhibit 1. Nextel specifically argues that it is identified as the proper party for the following reasons:

- The Site Agreement (Applicant's Ex. 1) specifically identifies Appellant as "Nextel Communications of the Mid-Atlantic, Inc., a Delaware corporation ('Sprint/Nextel') or ('Tenant')."
- "Nextel" refers to the official corporate entity identified in the Site Agreement.
- The original zoning application filed on June 5, 2009 identifies the Applicant as "Nextel."
- The Zoning Decision issued by the Board on December 23, 2009 specifically identifies the Applicant as "Nextel" and identifies the Applicant in the heading of the decision as "Application of Nextel."

Interveners argument on standing is without merit, as it has been deemed waived. "Where there is an opportunity to raise an issue or present evidence and a party fails to do so, it has waived that right." *Mack v. Zoning Hearing Bd. of Plainfield Twp.*, 558 A.2d 616, 618 (Pa. Cmwlth. 1969). In *Appeal of McGlynn*, objectors failed to raise the issue of property ownership before the Board. 974 A.2d 525, 534 (Pa. Cmwlth. 2009). The Commonwealth Court noted that "at no time did Objectors assert [that] Applicant lacked a sufficient ownership interest in the [p]roperty to proceed with the [u]se [a]pplication." *Id.* Accordingly, the court found that the Objectors' failure to raise the issue of property ownership interest before the Board constituted a waiver of that issue on appeal. *Id.*

Similar to the *McGlynn* case, at no time during the proceedings before the Board did the Interveners raise the issue of whether Nextel, Nextel Communications of the Mid-Atlantic and Sprint/Nextel are the same entity, nor did they raise any issues with Nextel

Communications of the Mid-Atlantic, Inc. as the named party in the lease agreement involved in this special exception application. As such, Interveners' standing argument is deemed waived because it was not appropriately raised during the proceedings before the Board. Accordingly, this Court will address the merits of Nextel's appeal.

In zoning cases where the trial court does not receive any additional evidence, the scope of review is limited to determining whether the Board committed an error of law or a manifest abuse of discretion. *Little Teasers Inc. v. Zoning Hearing Bd. of Adams County, Pa.*, 42 A.C.L.J 176, 178 (1999) (citations omitted). "Determinations as to the credibility of witnesses and the weight to be given to the evidence are matters left solely to the Board in performance of its fact-finding role." *Shamah v. Hellam Twp. Zoning Hearing Bd.*, 648 A.2d 1299, 1304 (Pa. Cmwlth. 1994). The court does not substitute its own interpretation of the evidence for that of the Board. *Pietropaolo v. Zoning Hearing Bd. of Lower Merion Twp.*, 979 A.2d 969, 976 (Pa. Cmwlth. 2009). "A conclusion that the governing body abused its discretion may be reached only if its findings of fact are not supported by substantial evidence." *Sutliff Enterprises, Inc. v. Silver Spring Twp. Zoning Hearing Bd.*, 933 A.2d 1079, 1081 n.1 (Pa. Cmwlth. 2007). Evidence is substantial when a reasonable mind could accept it as adequate to support a conclusion. *Little Teasers*, 42 A.C.L.J. at 178. The Board is responsible for interpreting its own ordinance, and its interpretation of its own ordinance is entitled to great deference. *Pietropaolo*, 979 A.2d at 976.

"A special exception is a use that is expressly permitted provided [that] the applicant meet[s] certain enumerated standards." *Greth Dev. Group, Inc. v. Zoning Hearing Bd. of Lower Heidelberg Twp.*, 918 A.2d 181, 186 (Pa. Cmwlth. 2007) (citing *Southdown, Inc. v. Jackson Twp. Zoning Hearing Bd.*, 809 A.2d 1059, 1064 n.6 (Pa. Cmwlth. 2002)). "An 'exception' in a zoning ordinance is one allowable where facts and conditions detailed in the ordinance, as those upon which an exception may be permitted, are found to exist." *Kotzin v. Plymouth Twp. Zoning Bd. of Adjustment*, 149 A.2d 116, 117 (Pa. 1959) (quoting *Application of Devereau Foundation*, 41 A.2d 744, 746 (Pa. 1945)). "Thus, a special exception has its origin in the zoning ordinance itself[,] [and] [i]t relates only to such situations as are *expressly provided for and enunciated by the terms of the*

ordinance.” *Id.* (emphasis added). Therefore, “the rules that determine the grant or refusal of the exception are enumerated in the ordinance itself.” *Id.* In determining whether to grant the special exception, the function of the Board is “to determine that such specific facts, circumstances and conditions exist which comply with the standards of the ordinance.” *Id.*

An applicant for a special exception bears the burden of proving that the proposed special exception satisfies the standards under the zoning ordinance. *Greth Dev. Group*, 918 A.2d at 186 (citing *Shamah v. Hellam Twp. Zoning Hearing Bd.*, 648 A.2d 1299 (Pa. Cmwlth. 1994)). Once the applicant has met its burden and shown a *prima facie* case, “the burden shifts to any objectors to present evidence that the proposed use has a detrimental effect on the public health, safety, and welfare.” *Id.* (citing *Broussard v. Zoning Bd. of Adjustment*, 831 A.2d 764, 772 (Pa. Cmwlth. 2003)).

First, this Court will address the denial of the special exception based on Nextel’s failure to present evidence of compliance with lot width requirement of 250 feet under Section 175-9(F)(2)(b) of the Ordinance. Section 175-44 of the Ordinance permits special exceptions for Communication Transmitting and Receiving Facilities. FRANKLIN TOWNSHIP, ADAMS COUNTY, PA. ZONING ORDINANCE § 175-44. Specifically, Section 175-44 provides:

Communication transmitting and receiving facilities must meet all of the requirements in the district where such special exception use is permitted, except as modified hereinafter, and all additional requirements and standards stated hereinafter...

Therefore, under the plain language of the Ordinance, Nextel must demonstrate that its proposed communication transmitting and receiving facility meets the requirements under Section 175-44 of the Ordinance, as well as the requirements of the Agricultural Zone under Section 175-9, which is the district where Nextel’s proposed use is permitted and where Nextel proposes to build its tower.

Section 175-9 of the Ordinance establishes the standards for non-agricultural development in the agricultural zone. § 175-9. Communication transmitting and receiving facilities are specifically permitted as a non-agricultural use by special exception under Section 175-9(C)(12) of the Ordinance. Under the Ordinance,

subdivision² of land is required for non-agricultural uses, including communication transmitting and receiving facilities. § 175-9(D)(2). Moreover, under the Ordinance, “[t]he specified area for nonagriculture purposes shall be designated the development area.” § 175-9(D)(2)(a). Section 175-9(D)(2)(c) of the Ordinance, relating to limitations on development on the parent tract, further provides that “[t]he dimensional requirements herein shall apply to any lots within the development area.” § 175-9(D)(2)(c). Finally, Section 175-9(F)(2)(a), relating to the dimensional requirements in the development area, provides that in areas of non-residential development in the agricultural zone the “minimum lot area shall be two acres” and the “minimum lot width shall be 250 feet.”³ § 175-9(F)(2)(a)-(b).

Continued to next issue (5/13/2011)

² Under Franklin Township’s Subdivision and Land Development Ordinance, subdivision is defined as “[t]he division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partitioned by the court for distribution to heirs and devisees, transfer of ownership, or building or lot development . . .” § 146-7 (emphasis added).

³ Under the Ordinance, lot area is defined as “[t]he area contained within the property lines of an individual parcel of land as shown on a lot development plan, excluding any area within a street or other right-of-way or easement.” § 175-6. Lot width is defined as “[t]he required distance between side lot lines (or in the case of corner lots, between a front and side lot line) measured between two lot lines.” § 175-6.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1619 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1619
CITIMORTGAGE INC.

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSON, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER SHERYL CRUIKSHANK,
DECEASED

718 CHESTNUT HILL ROAD
HANOVER, PA 17331-7774
UNION TOWNSHIP

Parcel No.: 41-K18-0013-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$150,362.31

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Unknown Heirs, Successors, Assigns, and all person, firms, or associations claiming Right, Title or Interest from or under Sheryl Cruikshank, Deceased** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0123 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-0123
HSBC MORTGAGE SERVICES INC.

vs.

RAYMOND F. FARBER &
KAREN L. KOELLE-FARBER a/k/a
KAREN L. FARBER

40 MILL ROAD
BIGLERVILLE, PA 17307
BUTLER TOWNSHIP

Parcel No.: 07-E08-0047

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$148,754.41

Attorneys for Plaintiff
STERN AND EISENBERG, LLP
215-572-8111

SEIZED and taken into execution as the property of **Raymond F. Farber & Karen L. Koelle-Farber a/k/a Karen L. Farber** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2441 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-2441
WELLS FARGO BANK NA

vs.

MICHAEL D. DAY
212 BARLEY CIRCLE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-012-0138---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$307,227.11

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Michael D. Day** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0065 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-0065

HSBC BANK USA NA

vs.

BRYAN KLINGENSMITH &
PAULA KLINGENSMITH
143 BRECKENRIDGE STREET
GETTYSBURG, PA. 17325
GETTYSBURG BOROUGH
Parcel No.: 16-010-0222-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$152,141.38

Attorneys for Plaintiff

ZUCKER, GOLDBERG & ACHERMAN,
LLC, 908-233-8500

SEIZED and taken into execution as the property of **Bryan Klingensmith & Paula Klingensmith** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0061 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-0061

US BANK NATIONAL ASSOCIATION

vs.

ROBERT A. HARTLAUB III &
LISA M. HARTLAUB
130 BRICKYARD ROAD
NEW OXFORD, PA. 17350
OXFORD TOWNSHIP
Parcel No.: 35-K12-004

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$127,178.49

Attorneys for Plaintiff

GRENEN & BRISIC, PC
412-281-7650

SEIZED and taken into execution as the property of **Robert A. Hartlaub III & Lisa M. Hartlaub** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2217 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-2217

WELLS FARGO BANK NA

vs.

BRIAN E. HOCK
265 GEORGETOWN ROAD
GARDNERS, PA 17324-9659
HUNTINGTON TOWNSHIP
Parcel No.: 22-G03-0010-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$82,823.74

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Brian E. Hock** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/22, 29 & 5/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1081 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 07-S-1081

DEUTSCHE BANK TRUST COMPANY
AMERICAS

vs.

KAREN L. BOSLEY &
RAYMOND E. BOSLEY

54 BOWERS ROAD
LITTLESTOWN, PA 17340
MT. JOY TOWNSHIP

Parcel No.: 1H16-69B

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$190,596.54

Attorneys for Plaintiff

ALAN MINATO, ESQ.
856-669-5400

SEIZED and taken into execution as the property of **Karen L. Bosley & Raymond E. Bosley** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-165 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-165

ACNB BANK formerly known as Adams
County National Bank

vs.

FREDERICK M. BRADY &
LINDA S. BRADY

338 THIRD STREET
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: (08) 008-0258---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$49,904.95

Attorneys for Plaintiff

PUHL, EASTMAN & THRASHER
717-334-2159

SEIZED and taken into execution as the property of **Frederick M. Brady & Linda S. Brady** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-907 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-907

PNC MORTGAGE

vs.

FREDERICK A. BAYER &
KIMBERLY A. BAYER

1491 FAIRFIELD ROAD
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-E13-0063A

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$93,056.74

Attorneys for Plaintiff

VITTI & VITTI & ASSOCIATES, P.C.
412-281-1725

SEIZED and taken into execution as the property of **Frederick A. Bayer & Kimberly A. Bayer** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0037 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-0037

WELLS FARGO BANK NA
vs.

THOMAS J. CARTER &
LINDA MARIE CARTER
96 GREENBRIAR ROAD
YORK SPRINGS, PA 17372
HUNTINGTON TOWNSHIP

Parcel No.: 22-105-0068-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$76,867.52

Attorneys for Plaintiff
MCCABE, WEISBERG & CONWAY,
P.C.
215-790-1010

SEIZED and taken into execution as the property of **Thomas J. Carter & Linda Marie Carter** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-08 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-08

WELLS FARGO BANK NA
vs.

TODD D. GENTRY &
LANA M. GENTRY
38 ROCK OAK WAY
BIGLERVILLE, PA 17307
MENALLEN TOWNSHIP

Parcel No.: 29-C06-0103-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$334,053.41

Attorneys for Plaintiff
MCCABE, WEISBERG &
MCKAFFERTY P.C., 215-790-1010

SEIZED and taken into execution as the property of **Todd D. Gentry & Lana M. Gentry** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1482 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1482

CHASE HOME FINANCE LLC
vs.

MELISSA A. BREMER &
LOUIS E. BREMER
18 ASH DRIVE
LITTLESTOWN, PA 17340
BOROUGH OF BONNEAUVILLE

Parcel No.: 06-010-0037

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$296,528.64

Attorneys for Plaintiff
MCCABE WEISBERG & CONWAY, P.C.
215-790-1010

SEIZED and taken into execution as the property of **Melissa A. Bremer & Louis E. Bremer** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-T-482 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-T-482

ABBOTTSTOWN PARADISE JOINT
SEWER AUTHORITY

vs.

ANDREW L. HOCKENSMITH &
DANIELLE M. HOCKENSMITH
25 HIGHLAND DRIVE
ABBOTTSTOWN, PA 17301
HAMILTON TOWNSHIP

Parcel No.: L09-0195--000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$2,073.94

Attorneys for Plaintiff
CGA LAW FIRM
717-848-4900

SEIZED and taken into execution as the property of **Andrew L. Hockensmith & Danielle M. Hockensmith** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0122 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-0122

WELLS FARGO BANK NA
vs.

KIMBERLY A. GILBERT &
JEREMY GILBERT
2496 OLD ROUTE 30
ORRTANNA, PA 17353
FRANKLIN TOWNSHIP

Parcel No.: 12-B140-0042

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$129,097.38

Attorneys for Plaintiff
ASHLEIGH LEVY, ESQ.
908-233-8500

SEIZED and taken into execution as the property of **Kimberly A. Gilbert & Jeremy Gilbert** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

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 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-593

M & T BANK
vs.

ROBERT DALE HICKS a/k/a
ROBERT D. HICKS
36 EAST HANOVER STREET
GETTYSBURG, PA 17325
BOROUGH OF BONNEAUVILLE

Parcel No.: (06)-005-0088

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$215,112.40

Attorneys for Plaintiff
MCCABE, WEISBERG & CONWAY,
P.C.
215-790-1010

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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1934 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1934

US BANK NA ND

vs.

LEROY W. JONES a/k/a LEROY
WILLIAM JONES & CHERI RENE
JONES a/k/a CHERI R. JONES
60 CHRISTOPHER LEE DRIVE
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: (35) 013-0039---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$254,378.36

Attorneys for Plaintiff

GREGORY JAVARDIAN, ESQ.
215-942-9690

SEIZED and taken into execution as the property of **Leroy W. Jones a/k/a Leroy William Jones & Cheri Rene Jones a/k/a Cheri R. Jones** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2520 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-2520

WELLS FARGO BANK NA

vs.

BONNIE E KELLER &
FRED C. KELLER
669 BELMONT ROAD
GETTYSBURG, PA 17325
FRANKLIN TOWNSHIP

Parcel No.: 12E11-0024---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$241,252.86

Attorneys for Plaintiff

DANIEL SCHMIEG, ESQ.
215-563-7000

SEIZED and taken into execution as the property of **Bonnie E. Keller & Fred C. Keller** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2191 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-2191

WELLS FARGO BANK NA

vs.

JONATHAN D. KOONTZ &
JUDITH M. KOONTZ
1968 HANOVER ROAD
GETTYSBURG, PA 17325
MT. PLEASANT TOWNSHIP

Parcel No.: 32-H13-0019B-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$104,605.40

Attorneys for Plaintiff

PHELAN, HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Jonathan D. Koontz & Judith M. Koontz** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2228 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-2228

WELLS FARGO BANK NA

vs.

DALTON J. MESSINGER a/k/a
DALTON MESSINGER

551 WEST KING STREET
EAST BERLIN, PA 17316-9703
BOROUGH OF EAST BERLIN

Parcel No.: 10-003-0005-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$104,025.09

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Dalton J. Messinger a/k/a Dalton Messinger** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1387 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1387

GMAC MORTGAGE

vs.

VERA E. KUGLER a/k/a
VERA KUGLER

11 SNOW PLOW TRAIL
FAIRFIELD, PA 17310-8530
CARROLL VALLEY BOROUGH

Parcel No.: 43-007-0006---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$267,341.11

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Vera E. Kugler a/k/a Vera Kugler** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-348 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-348

DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

RICHARD B. MCGINNIS, SR.

42 ROCK OAK WAY
BIGLERVILLE, PA 17307
MENALLEN TOWNSHIP

Parcel No.: C06-0104

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$418,086.43

Attorneys for Plaintiff

CHRISTOPHER DENARDO, ESQ.
610-278-6800

SEIZED and taken into execution as the property of **Richard B. McGinnis, Sr.** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-912 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution No. 10-S-912

PNC MORTGAGE

vs.

PHOMMA PHANHOTHY & TANIS A.
STUCKY a/k/a TANIS A. PHANHOTHY
35 RIFE ROAD, LOT 3
EAST BERLIN, PA 17316

READING TOWNSHIP

Parcel No.: 36-17-23G

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$190,971.31

Attorneys for Plaintiff

VITTI & VITTI & ASSOCIATES, P.C.
412-281-1725

SEIZED and taken into execution as the property of **Phomma Phanhthy & Tanis A. Stucky a/k/a Tanis A. Phanhthy** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2621 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution No. 10-S-2621

WELLS FARGO BANK NA

vs.

MICHAEL R. NAILL & SUSAN M.
FORD

1 HICKORY LANE
LITTLESTOWN, PA 17340
UNION TOWNSHIP

Parcel No.: 41-003-0154---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$352,732.48

Attorneys for Plaintiff

UDREN LAW OFFICES, PC
856-669-5400

SEIZED and taken into execution as the property of **Michael R. Naill & Susan M. Ford** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-107 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution No. 11-S-107

WELLS FARGO BANK NA

vs.

JOHN M. ORNDORFF
35 BUFORD AVENUE, UNIT #19
GETTYSBURG, PA 17325
GETTYSBURG BOROUGH

Parcel No.: 16-007-0143

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$3,365.88

Attorneys for Plaintiff

ZUCKER, GOLDBERG & ACKERMAN,
LLC., 908-233-8500

SEIZED and taken into execution as the property of **John M. Orndorff** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-0001 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 07-S-0001

GMAC MORTGAGE CORPORATION
vs.

LORIN RICHARDSON a/k/a LORIN S.
RICHARDSON & SYLVIA R.
RICHARDSON a/k/a SYLVIA R.
DERRILL

540 LEXINGTON WAY
LITTLESTOWN, PA 17340
BOROUGH OF LITTLESTOWN

Parcel No.: 27-013-0031-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$223,222.03

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Lorin Richardson a/k/a Lorin S. Richardson & Sylvia R. Richardson a/k/a Sylvia R. Derrill** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0009 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-0009

EVERBANK

vs.

DEAN M. SCARFF
305 JOHNATHON DRIVE
MCSHERRYSTOWN, PA 17344
CONEWAGO TOWNSHIP

Parcel No.: 08-101-0070-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$88,390.33

Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY
P.C., 215-790-1010

SEIZED and taken into execution as the property of **Dean M. Scarff** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

4/29, 5/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-NO-1123 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-NO-1123

LITTLESTOWN BOROUGH

vs.

ROBERT J. VIA t/d/b/a HUNTER'S INN
36 SOUTH QUEEN ST.
LITTLESTOWN, PA 17340
BOROUGH OF LITTLESTOWN

Parcel No.: 008-0302--000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$12,480.30

Attorneys for Plaintiff

JOHN WHITE, ESQ.
717-334-9278

SEIZED and taken into execution as the property of **Robert J. Via t/d/b/a Hunters's Inn** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

5/6, 13 & 20

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 GARY L. STULTZ, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Brad E. Emerson, 35 Black Lane, Hanover, PA 17331

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

ESTATE OF JEAN E. TOWNSEND, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Matthew B. Townsend, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

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

SECOND PUBLICATION

(No Estate Notices Submitted)

THIRD PUBLICATION**ESTATE OF ANITA F. ALFORD, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: James P. Sheppard, c/o Richard F. Maffett, Jr., Esq., 2201 North Second Street, Harrisburg, PA 17110

Attorney: Richard F. Maffett, Jr., Esq., 2201 North Second Street, Harrisburg, PA 17110

ESTATE OF ETHELEINE K. GROFT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Robert J. Groft, 1365 Red Hill Road, Lot #8, New Oxford, PA 17350; Wayne C. Groft, 649 Deer Run Court, Spring Grove, PA 17362

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

ESTATE OF THOMAS PRICE HENNINGER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Roberta Carol Henninger, 1265 Highland Avenue Road, Gettysburg, PA 17325

Attorney: John J. Murphy III, Esq., Patrono & Associates, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF BEVERLY MARTENZ, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Janice A. Martenz Fahber, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

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

ESTATE OF WILLIAM R. MILLER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Joanne I. Miller, P.O. Box 305, Orrtanna, PA 17353

Attorney: John J. Murphy III, Esq., Patrono & Associates, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF FRANCES G. ROSENBERY a/k/a FRANCES G. ROSENBERY, DEC'D

Late of the Borough of Abbottstown, Adams County, Pennsylvania

James Rosenberry, 1 West Water Street, Abbottstown, PA 17301

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

ESTATE OF THOMAS R. ROTH, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Administrator: Mary Jane Duffy, 167 Heritage Dr., Gettysburg, PA 17325

ESTATE OF GENEVIEVE M. SHELLEMAN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Richard L. Shelleman, 237 Baer Avenue, Hanover, PA 17331

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

ESTATE OF MARY D. VAN ALMEN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Barbara J. Wilson, 2274 Harney Road, Littlestown, PA 17340

Attorney: Stonesifer and Kelley, 209 Broadway, Hanover, PA 17331

ESTATE OF ELIZABETH R. ZEPP, DEC'D

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

Executor: Sally Ann Thoman Bremer, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

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

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1210 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1210

FARMERS AND MERCHANTS TRUST
vs.

RONALD C. ZEMSKY &
KATHLEEN R. ZEMSKY
385C CHURCH ROAD
ORRTANNA, PA 17353
FRANKLIN TOWNSHIP

Parcel No.: 12 – B09-0121---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,226.86

Attorneys for Plaintiff
JAMES SMITH DIETTERICK &
CONNELLY, LLP
717-533-3280

SEIZED and taken into execution as the property of **Ronald C. Zemsky & Kathleen R. Zemsky** 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

As soon as the property is declared sold to the highest bidder, 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

5/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 11-S-0083 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 27th day of May, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 11-S-0083

NATIONSTAR MORTGAGE LLC
vs.

LARRY N. WEAVER, JR.
26 BURNSIDE DRIVE a/k/a
24-26 BURNSIDE DRIVE
EAST BERLIN, PA 17316-9217
LATIMORE TOWNSHIP

Parcel No.: 23103-0034---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$202,826.06

Attorneys for Plaintiff
PHELAN, HALLINAN & SCHMIEG, LLP
215-563-7000

SEIZED and taken into execution as the property of **Larry N. Weaver, 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 June 17, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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5/6, 13 & 20

CHANGE OF NAME NOTICE

In Re: Petition of Amanda Morsell, natural mother of and on behalf of, Brayden Lucas Amoss.

NOTICE IS HEREBY GIVEN, that on March 17, 2011, the Petition of Amanda Morsell, natural mother of and on behalf of, Brayden Lucas Amoss, was filed in The Court of Common Pleas, Adams County, Pa., requesting an order to change the name of Brayden Lucas Amoss, a minor child, to Brayden Joshua Morsell. The Court has fixed the day of June 3, 2011 at 8:30 am, in Courtroom #4, third floor of the Adams County Courthouse, Gettysburg, PA, as the time, place, and date for the hearing on the said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner, on behalf of the minor child, should not be granted.

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