

Adams County Legal Journal

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NATURAL GUARDIAN, FRANK KLEPEISZ AND FRANK
KLEPEISZ, INDIVIDUALLY
V. CODY METCALF AND TRICIA L. METCALF



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about April 13, 2016, for a foreign corporation with a registered address in the state of Pennsylvania as follows: CURRENT POWER, INC., c/o AAAgent Services, LLC.

This corporation is incorporated under the laws of Maryland. The address of its principal office is 4106 Harvard Place, Suite B4, Frederick, MD 21703. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

4/29

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that on March 31, 2016, an Application for Registration of Fictitious Name was filed pursuant to the provisions of Section 311 of the Act 1982-295 (54 Pa.C.S. Section 311), the Fictitious Name Act, with the Department of State of the Commonwealth of Pennsylvania, for the conducting of a business under the fictitious name of: PEACE OF MIND MEDICAL BILLING.

With its principal office or place of business located at Hanover, Pennsylvania 17331. The name(s) and address(es) of all persons/entities owning or interested in said business is (are):

Jennifer Norris
3591 Centennial Rd.
Hanover, PA 17331

Jennifer Norris

4/29

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 Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Thursday, May 12, 2016 at 8:30 am.

COCHRAN—Orphans' Court Action Number OC 66 2015. The First and Final Account of Gary V. Diveley, Executor of the estate of Faye D. Cochran, deceased, late of the Borough of Littlestown, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

4/29 & 5/6

FICTITIOUS NAME NOTICE

ENHANCED PROPERTY INVESTORS, LLC has registered a fictitious name in the state of Pennsylvania, Adams County on March 16, 2016. The business is a real estate investment company serving both Adams and York Counties, PA.

Wendy Waltermeyer

4/29

INCORPORATION NOTICE

NOTICE is hereby given that on March 1, 2016, an application for Pennsylvania Nonprofit Corporation was filed by ROOTS FOR BOOTS with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of registering under 15 Pa. C.S.A. Section 5306.

Samuel A. Gates, Esq.
Solicitor

4/29

NOTICE OF PUBLIC HEARING AND ORDINANCE

NOTICE IS HEREBY GIVEN that a public hearing will be conducted by the Board of County Commissioners of the County of Adams, Pennsylvania, beginning at 9:00 a.m. Wednesday, June 1, 2016 in the Commissioners Meeting Room, located in the County offices at 117 Baltimore Street, Gettysburg, PA 17325, regarding the proposed incorporation of a municipality authority to be known as the "Adams County General Authority." Following the public hearing, at its regular meeting on June 1, 2016, the County will consider enacting an ordinance under the provisions of the Municipality Authorities Act, of the Commonwealth (53 Pa. C.S. Ch. 56 and, hereafter, the "Authorities Act"). The full text of the proposed Ordinance is set forth below:

COUNTY OF ADAMS,
Pennsylvania
AN ORDINANCE

SIGNIFYING THE INTENTION AND DESIRE OF THE BOARD OF COUNTY COMMISSIONERS OF THIS COUNTY, TO ORGANIZE AN AUTHORITY UNDER PROVISIONS OF THE MUNICIPALITY AUTHORITIES ACT OF THE COMMONWEALTH OF PENNSYLVANIA; SETTING FORTH AND AUTHORIZING EXECUTION OF ARTICLES OF INCORPORATION; APPOINTING AND FIXING THE TERMS OF THE FIRST MEMBERS OF THE BOARD OF SUCH AUTHORITY; AUTHORIZING ALL OTHER NECESSARY ACTION; AND REPEALING ALL INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES.

WHEREAS, The County of Adams desires to organize an authority under the provisions of the act of the General Assembly known as the Municipality Authorities Act, 53 Pa. C.S. Chapter 56 (the "Authorities Act") to be known as the Adams County General Authority; and

WHEREAS, The County of Adams believes it to be in the best interests of the County and its residents to create and establish the Adams County General Authority with the power to undertake the following projects within the geographic confines of Adams

NICOLE KLEPEISZ, A MINOR, BY HER PARENT AND
NATURAL GUARDIAN, FRANK KLEPEISZ AND FRANK
KLEPEISZ, INDIVIDUALLY
V. CODY METCALF AND TRICIA L. METCALF

1. Importantly, negligence per se and common law negligence impose different standards that have their basis under two different theories of law.

2. The doctrine of negligence per se requires the existence of a statute that regulates conduct and an actual violation of that statute.

3. Under a theory based upon a violation of a common law duty, a dog owner is not negligent unless: (1) the owner must have known or have had reason to know of the dog's vicious propensities; and (2) the owner failed to exercise reasonable care in securing the dog to prevent it from injuring another.

4. A body of Pennsylvania common law has evolved which does not impose absolute liability on a dog owner for damages resulting from an attack but rather requires proof of negligence including knowledge of the animal's vicious propensities.

5. The owner of a dog is not responsible for the consequences of a dog bite if there is no reason to know the viciousness or dangerous propensities of the dog beforehand.

6. A finding that the barking of a dog, standing alone, is sufficient to establish notice of dangerous propensities would be contrary to Andrews and its progeny by imposing absolute liability on just about every dog owner.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 14-S-481, NICOLE KLEPEISZ, A MINOR,
BY HER PARENT AND NATURAL GUARDIAN, FRANK KLEPEISZ
AND FRANK KLEPEISZ, INDIVIDUALLY V. CODY METCALF
AND TRICIA L. METCALF.

Gregory E. Martin, Esq., Attorney for Plaintiff
Joseph P. Walsh, Esq., Attorney for Defendants

George, J., March 17, 2016

OPINION

Plaintiff, Frank Klepeisz, brings this negligence action on behalf of himself and his minor daughter, Nicole Klepeisz (hereinafter collectively referred to as “Plaintiffs”), against Cody Metcalf and Tricia L. Metcalf (hereinafter “Defendants”). Plaintiffs allege the Defendants’ dog (“Hunter”) attacked Nicole Klepeisz at the Gettysburg Campground.¹ They further allege the attack caused significant injury to the minor. Currently before the Court is Defendants’ Motion for Summary Judgment. As the factual background is not disputed, it will be briefly summarized in the light most favorable to Plaintiffs.²

At all times relevant to this litigation, the Defendants were owners of a 130-pound Chesapeake Bay retriever named “Hunter.” On August 16, 2013, Defendants were camping at a campsite at the Gettysburg Campground. Hunter was along on the camping trip. At the time of the alleged attack, Hunter was secured to the front steps of Defendants’ camper by an approximately 4-foot chain. Defendants’ camper was on a campsite rented by Defendants and neighbored a campsite rented by other family members of Defendants. The entry steps to Defendants’ camper faced the neighboring camper so as to provide a common area between the campers where the families could congregate. Hunter was positioned between an access road and the congregation area consisting of a picnic table and fire pit; however, one could pass from the access road to the congregation area without entering the perimeter of Hunter’s reach. The Defendants owned Hunter since he was a puppy. To the owners’ knowledge, he had never previously bitten or attacked anyone. Additionally, he had been with the Defendants at three separate campgrounds, and although he occasionally barked, there had never been any problem with him barking or growling at others at a campsite. When at home, Hunter barks when somebody pulls into the driveway.³

¹ The Gettysburg Campground is located in Adams County, Pennsylvania.

² In considering a motion for summary judgment, all evidence, including all favorable inferences that can be drawn from the evidence, must be construed in favor of the party opposing the motion. *Hankin, v. Mintz*, 419 A.2d 588 (Pa. Super. 1980).

³ The specific deposition testimony of Cody Metcalf is as follows:

Q: Okay. Does the dog ever bark at anybody?

A: Yes, sir.

Continued on page 210

Plaintiffs were also camping at a separate campsite in the Gettysburg Campground on August 16, 2013. During late afternoon, nine-year-old Nicole Klepeisz was playing near a creek at the campground. At the same time, Defendants were at the creek with their minor daughter and Hunter. Although Hunter was restrained on a retractable leash, the Defendants were throwing sticks for Hunter to retrieve. During this time, Defendants' daughter and Nicole Klepeisz were playing with each other. They had not previously met. At some point, Defendants decided it was time to return to their trailer for dinner. Before leaving the creek area, the minor children asked Defendants whether they could play together later in the day. Tricia Metcalf answered that maybe after they eat but Nicole would have to talk to her parents to see if they wished to bring her over. Thereafter, the parties separated.

Sometime later, Nicole, unaccompanied by any adult, went over to the Defendants' campsite. The Defendants were present on the property however located at the picnic table/fire pit congregation area. They were not expecting Nicole. Nicole claims that when she arrived on the campsite, she stuck out her hand for Hunter to smell it and Hunter jumped up and bit her on the face. Defendants claim Hunter was lying asleep immediately before the incident. They claimed to have been unaware of Nicole's presence on the campsite

Q: Okay. Dog ever growl at anybody?

A: Yes, sir.

Q: Okay. Who has the dog growled at?

A: Anytime somebody pulls up in the yard, he barks and growls-ish.

Deposition of Cody Metcalf, June 1, 2015, pg. 37, line 19 – pg. 38, line 1.

In her deposition, Tricia Metcalf testified:

Q: Okay. Ever known Hunter to have any dangerous propensities?

A: No.

Q: Bark, growl, snarl at anybody?

A: I mean, he barks - -

Q: Okay.

A: - - when people pull in.

Q: Okay. Ever any problems with him around anybody once they pull in and, you know, you guys are okay with the people, that type of stuff; does he - - any barking or snarling at anybody?

A: No.

Q: Okay. Any growling?

A: No.

Deposition of Tricia Metcalf, June 1, 2015, pg. 5, line 24 – pg. 6, line 12.

until a split second prior to the incident.⁴ As a result of the incident, Nicole suffered injury for which Plaintiffs currently seek damages. In their Complaint, they allege Defendants failed to exercise reasonable care in keeping their dog under reasonable control in violation of the Pennsylvania Dog Law, 3 P.S. § 459-305 (relating to confinement of dogs); failing to supervise their dog when they knew or should have known of its vicious and dangerous propensities; failing to warn the minor Plaintiff of the dog's viciousness; and owning and keeping a dog with vicious characteristics. As previously indicated, Defendants currently seek summary judgment.

A court should enter summary judgment only where there is no genuine issue as to any material fact and it is clear that the moving party is entitled to judgment as a matter of law. *Abrams v. Pneumo Abex Corp.*, 981 A.2d 198, 203 (Pa. 2009), quoting *Pappas v. Asbel*, 768 A.2d 1089, 1095 (Pa. 2001). Because of the nature of the relief, a motion for summary judgment requires the strictest scrutiny and should be granted only in the clearest of cases. *Williams v. Pilgrim Life Ins. Co.*, 452 A.2d 269, 270 (Pa. Super. 1982). In seeking summary judgment, Defendants argue Plaintiffs are unable to establish negligence on their part.

Before addressing the merits of Defendants' motion, it is necessary to identify the applicable standard of care. Although Plaintiffs fail to specifically identify the cause of action as one based on negligence per se, they generally allege a violation of the Pennsylvania Dog Law. In the alternative, they allege theories generally based upon failure to supervise a dog with known vicious propensities. These latter allegations rely on a breach of a duty which is based upon the common law standard of care. Importantly, negligence per se and common law negligence impose different standards that have their basis under two different theories of law. *McCloud v. McLaughlin*, 837 A.2d 541, 546 (Pa. Super. 2003). The doctrine of negligence per se requires the existence of a statute that regulates conduct and an actual violation of that statute. *Id.* 837 A.2d at 545. Under this theory, before an individual can be held negligent per se, the violation of the statute must cause harm of the

⁴ Tricia Metcalf claims that Nicole had grabbed both ears of the dog prior to the attack. Deposition of Tricia Metcalf, pg. 16.

kind which the statute was intended to avoid and to a person in the class of people the statute was meant to protect. *Id.* Under a theory based upon a violation of a common law duty, a dog owner is not negligent unless: (1) the owner must have known or have had reason to know of the dog's vicious propensities; and (2) the owner failed to exercise reasonable care in securing the dog to prevent it from injuring another. *Deardorff v. Burger*, 606 A.2d 489 (Pa. Super. 1992). Defendants' motion will be analyzed based upon these differing standards of care.

Plaintiffs' initial theory rests upon a claim of negligence per se. The relevant statute upon which Plaintiffs rest their claim is found under Section 305 of the Pennsylvania Dog Law, 3 P.S. § 459-305. That section provides, in relevant part, that a dog owner has a duty "to keep at all times" their dog either:

1. confined within the premises of the owner;
2. firmly secured by means of a collar and chain or other device so that it cannot stray beyond the premises on which it is secured; or
3. under the reasonable control of some person, or when engaged in lawful hunting, exhibition, performance events or field training.

Id. Only an unexcused violation of this section will make an owner absolutely liable for injuries proximately caused by a violation. *Villaume v. Kaufman*, 550 A.2d 793, 795 (Pa. Super. 1988).

Evidence is undisputed that at all times relevant, Hunter was firmly secured at the campsite by means of a collar and an approximately 4-foot chain. Unquestionably, the animal did not have the freedom of straying beyond the premises on which it was secured. As there is no genuine issue of material fact as to Defendants' compliance with their statutory obligation, Defendants' motion challenging the theory of negligence per se will be granted in their favor.

As mentioned, the remaining theories upon which Plaintiffs' Complaint rest are based on common law principles. Plaintiffs generally allege Defendants failed to properly control a dog who had known vicious propensities. Defendants argue the complete paucity of any evidence indicating they had notice of any vicious propensities on the part of Hunter. They further suggest the lack of any factual dispute concerning the exercise of reasonable care in securing Hunter, pointing out that the dog was secured to their trailer by

the 4-foot chain. Plaintiffs counter by citing the deposition testimony of Defendant Cody Metcalf that the dog “barks and growls-ish” when somebody approaches the residence. Plaintiffs further suggest that Defendants knew or should have known that a campsite in a campground is an area frequented by children which requires an additional level of caution in securing a dog.

In addressing this issue, I begin with guidance of the Supreme Court in *Andrews v. Smith*, 188 A. 146 (Pa. 1936) where the Court wrote:

Animals such as horses, oxen and dogs are not beasts that are ferae nature, i.e., wild beasts, but are classified as mansuetae natura, i.e., tamed and domesticated animals, and their owners are not responsible for any vicious acts of theirs unless the owners have knowledge that they are likely to break away from their normal domestic nature and become vicious. Of all animals, dogs have probably been the longest demesticated [sic] and the vast majority of them can be allowed their freedom without imperiling the public safety.

A. at 148. Utilizing *Andrews* as the cornerstone, a body of Pennsylvania common law has evolved which does not impose absolute liability on a dog owner for damages resulting from an attack but rather requires proof of negligence including knowledge of the animal’s vicious propensities. *McCloud v. McLaughlin*, 837 A.2d 541 (Pa. Super. 2003); *Deardorff v. Burger*, 606 A.2d 489 (Pa. Super. 1992). Although this standard is not the equivalent of one “free” bite before the dog becomes a source of liability to its owner, the owner of a dog is not responsible for the consequences of a dog bite if there is no reason to know the viciousness or dangerous propensities of the dog beforehand. *Snyder v. Milton Auto Parts, Inc.*, 428 A.2d 186 (Pa. Super. 1981).

As mentioned, the only evidence cited by Plaintiffs as to Defendants’ prior notice of vicious propensities is the statement by Cody Metcalf that Hunter barks and growls “anytime somebody pulls up in the yard.” Deposition of Cody Metcalf, June 1, 2015, pg. 37, line 25. This statement, however, is in the context of other statements wherein Cody Metcalf indicates that Hunter never bit or attacked anyone before. Additionally, while along on past camping trips, Hunter occasionally barked when other dogs were near but

did not bark at “your average person walking by” nor growled at or attacked anyone at campsites. (Cody Metcalf deposition, pg. 39) Indeed, Tricia Metcalf confirmed that Hunter barked when people pulled into the residence, however, clarified he didn’t bark, snarl, or growl at anybody once they were in the residence. Tricia Metcalf deposition, pg. 6. Otherwise, the record is absent of any indication of knowledge by the owners of Hunter’s vicious propensities. There is no evidence the dog had previously rushed at other persons in a vicious manner; that the owners had been forced to restrain or call the dog off from an attack; or that Hunter had chased anyone or in any way had been aggressive to any person in any manner other than barking when a strange vehicle pulls into the residence. I find that this evidence is insufficient as a matter of law to establish notice of vicious propensities as holding otherwise would essentially vitiate common law precedent by effectively eliminating the prior knowledge requirement. It is a simple reality of human experience that dogs bark. A finding that the barking of a dog, standing alone, is sufficient to establish notice of dangerous propensities would be contrary to *Andrews* and its progeny by imposing absolute liability on just about every dog owner.

Similarly, there is a void of any evidence Defendants failed to exercise reasonable care in securing Hunter. It is uncontested that Hunter was firmly secured to Defendants’ trailer by a 4-foot chain on the property leased by the Defendants. Defendants were present on the property within yards of the animal at the time of the incident. There is no indication that Hunter was secured in a manner which interfered with the public passage outside or within the campsite area. Although it is unfortunate that an unsupervised child entered onto a private lot and approached a secured dog without notice to the property owners, there is no evidence of unreasonable conduct on the part of the Defendants. Although summary judgment should only be granted in the clearest of cases, the current factual background falls within that category.

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 17th day of March, 2016, summary judgment is granted in favor of the Defendants, Cody Metcalf and Tricia L. Metcalf. The Adams County Prothonotary's Office is directed to enter judgment as set forth herein in favor of the Defendants. Costs to be paid by Plaintiffs.

County, Pennsylvania: (1) acquire, hold, construct, finance, improve, maintain and operate, own and lease, either in the capacity of lessor or lessee, buildings to be devoted wholly or partially for public uses, including public school buildings, and facilities for the conduct of judicial proceedings, (2) finance public buildings, (3) finance hospitals and health care facilities, (4) finance certain educational facilities, (5) finance parks, recreation grounds and facilities, (6) finance industrial development projects, including, but not limited to, projects to retain or develop existing industries and the development of new industries, the development and administration of business improvements and administrative services, and (7) undertake other projects as set forth in the Articles of Incorporation of the Adams County General Authority; and

The Board of County Commissioners of the County of Adams, Pennsylvania (the "County"), hereby enacts and ordains as follows:

SECTION 1. The Recitals stated above are incorporated into this Ordinance as is fully set forth herein.

SECTION 2. The Board of County Commissioners and the Chief Clerk of this County are authorized and directed to execute, on behalf of this County, Articles of Incorporation for such Authority in substantially the form attached hereto as Exhibit "A" and made a part hereof.

SECTION 3. The Board of County Commissioners and the Chief Clerk of this County are authorized and directed to cause notice of the substance of this Ordinance, including the substance of the foregoing Articles of Incorporation, and of the proposed filing of such Articles of Incorporation, to be published as required by the Authorities Act.

SECTION 4. The Board of County Commissioners and the Chief Clerk of this County are authorized and directed to file such Articles of Incorporation and the necessary proofs of publication with the Secretary of the Commonwealth of Pennsylvania and to do all other things necessary to affect the incorporation of such Authority.

SECTION 5. The following people are appointed as the members of the Board of the Authority for the following terms of office:

JOHN LOTT, 1415 POTATO ROAD, ASPERS, PA 17304, 1 TERM (YEARS); RONALD HANKEY, 205 TIFFANY LANE, GETTYSBURG, PA 17325, 2 TERMS (YEARS); JAMES WILLIAMS, 325 BELMONT ROAD, GETTYSBURG, PA 17325, 3 TERMS (YEARS); ROBERT JACKSON, 931 PECHER ROAD, FAIRFIELD, PA 17320, 4 TERMS

(YEARS); DOMINIC PICARELLI, 273 WEST STREET, GETTYSBURG, PA 17325, 5 TERMS (YEARS)

The terms set forth herein shall commence with the first Monday in January next succeeding the date of incorporation (For example if the date of incorporation is April 1, 2016, the board member with the one-year term would serve from April 1, 2016 through January 1, 2018)

SECTION 6. Repealer. All ordinances and parts of ordinances of Adams County, Pennsylvania inconsistent herewith expressly are repealed.

SECTION 7. Severability. If any word, phrase, sentence, part, section, subsection, or other portion of this Ordinance or any application thereof to any person or circumstances is declared void, unconstitutional, or invalid for any reason, then such word, phrase, or sentence, part, section, subsection or other portion, or the prescribed application thereof, shall be severable and the remaining provisions of this Ordinance and all applications thereof, not having been declared void, unconstitutional, or invalid shall remain in full force and effect.

SECTION 8. Effective Date. This Ordinance shall take effect immediately.

DULY ENACTED AND ORDAINED, by the Board of County Commissioners of the County of Adams, Pennsylvania, this day of April, 2016, in lawful session duly assembled.

EXHIBIT "A"

ARTICLES OF INCORPORATION

TO THE SECRETARY OF THE COMMONWEALTH OF PENNSYLVANIA:

Pursuant to the Municipality Authorities Act, of the Commonwealth of Pennsylvania (53 Pa.C.S. Ch. 56 and, hereafter, the "Authorities Act"), and pursuant to an ordinance of the County of Adams, Pennsylvania (the "Incorporating Municipality"), expressing the intention and desire of the governing body of the Incorporating Municipality to organize an Authority under the Authorities Act, the Incorporating Municipality specifies the following:

1. The name of the Authority is "Adams County General Authority".

2. The Authority is formed under the Authorities Act.

3. The Authority shall be permitted to undertake the following projects within the geographic confines of Adams County, Pennsylvania:

a. acquiring, holding, constructing, financing, improving, maintaining and operating, owning and leasing, either in the capacity of lessor or lessee, buildings to be devoted wholly or

partially for public uses, including public school buildings, and facilities for the conduct of judicial proceedings;

b. financing buildings to be devoted wholly or partially for public uses, including public school buildings;

c. financing hospitals and health centers;

d. financing buildings and facilities for private, nonprofit, nonsectarian secondary schools, colleges and universities, State-related universities and community colleges, which are determined by the Authority to be eligible educational institutions, provided that such buildings and facilities shall have been approved by resolution or ordinance adopted by the governing body of the municipality or municipalities organizing the authority and that the approval does not obligate the taxing power of the governing body in any way;

e. financing parks, recreation grounds and facilities;

f. financing industrial development projects, including, but not limited to, projects to retain or develop existing industries and the development of new industries, the development and administration of business improvements and administrative services related thereto; and

g. other projects as set forth in the Articles of Incorporation.

4. Except as otherwise permitted by the Incorporating Municipality, no member of the Board of the Authority shall be compensated in any manner as a member or as an officer of such Board.

5. No other authority has been organized by the Incorporating Municipality under the Authorities Act, or the Acts of the General Assembly approved June 28, 1935, P.L. 463 No. 191 and May 2, 1945, P.L. 382, NO. 164, each as amended and supplemented, except the following:

ADAMS COUNTY SOLID WASTE AUTHORITY, 670 OLD HARRISBURG ROAD, SUITE 100, GETTYSBURG, PA 17325; ADAMS COUNTY TRANSIT AUTHORITY, 257 NORTH 4TH STREET, GETTYSBURG, PA 17325

6. The name of the Incorporating Municipality is the County of Adams, Pennsylvania.

7. The offices, names, and addresses of the governing body of the Incorporating Municipality are as follows:

RANDY L. PHIEL, CHAIRMAN, 917 FAIRFIELD ROAD, GETTYSBURG, PA 17325; JAMES E. MARTIN, VICE CHAIRMAN, 649 SHIPPENSBURG ROAD, BIGLERVILLE, PA 17307;

MARTY KARSTETER QUALLY,
MEMBER, 107 W. BROADWAY,
GETTYSBURG, PA 17325

8.The members of the Board of the
Authority shall be five (5) in number.

9.The names, addresses, and term of
office of the first members of the Board
of the Authority, each of whom is a
citizen of the Incorporating Municipality,
are as follows:

JOHN LOTT, 1415 POTATO ROAD,
ASPERS, PA 17304, 1 TERM (YEARS);
RONALD HANKEY, 205 TIFFANY LANE,
GETTYSBURG, PA 17325, 2 TERMS
(YEARS); JAMES WILLIAMS, 325
BELMONT ROAD, GETTYSBURG, PA
17325, 3 TERMS (YEARS); ROBERT
JACKSON, 931 PECHER ROAD,
FAIRFIELD, PA 17320, 4 TERMS
(YEARS); DOMINIC PICARELLI, 273
WEST STREET, GETTYSBURG, PA
17325, 5 TERMS (YEARS)

The terms set forth herein shall
commence with the first Monday in
January next succeeding the date of
incorporation.

10. The term of existence of the
Adams County General Authority shall
be fifty (50) years.

IN WITNESS WHEREOF, the County
of Adams, Pennsylvania, has caused
these Articles of Incorporation to be
executed by its Board of County
Commissioners and attested by the
Chief Clerk of the County, and the seal
of such County to be affixed hereunto,
this day of April, 2016.

4/29

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 20th day of May 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 15-SU-100

BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2003 1

vs

CLARENCE R. ALTICE, WENDY S. ALTICE

PROPERTY ADDRESS: 139 GROUND OAK CHURCH ROAD, GARDNERS, PA 17324

By Virtue of Writ of Execution No.:

2015-SU-0000100

BANK OF NEW YORK MELLON

As Trustee for

CIT HOME EQUITY LOAN TRUST 2003 1

vs

CLARENCE R. ALTICE & WENDY S. ALTICE

PROPERTY ADDRESS: 139 GROUND OAK CHURCH ROAD, GARDNERS, PA 17324

Huntington Township

Parcel No. 22-G04-0115

JUDGMENT AMOUNT: \$142,663.35

Richard M. Squire & Associates, LLC

Bradley J. Osborne, Esq.

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

No. 15-SU-938

LSF9 MASTER PARTICIPATION TRUST

vs

DANIEL M. BREAM, JR

PROPERTY ADDRESS: 207 AND 215 MAIN STREET, ARENDTSVILLE, PA 17303

By virtue of a Writ of Execution No.

2015-S-938

Lsf9 Master Participation Trust

vs

Daniel M. Bream, Jr

owner(s) of property situate in the Arendtsville Borough, ADAMS County, Pennsylvania, being

207 & 215 Main Street, Arendtsville, PA 17303

Parcel No. 02004-0064---000,02004-0063---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$135,108.29

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-362

CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, IN

vs

LOLA M. CLAY

PROPERTY ADDRESS: 517 TWO TAVERNS ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

15-SU-362

CITIMORTGAGE, INC. SUCCESSOR

BY MERGER TO ABN AMRO

MORTGAGE

GROUP, INC.

vs

LOLA M. CLAY

PROPERTY ADDRESS: 517 TWO TAVERNS ROAD, GETTYSBURG, PA 17325

TOWNSHIP OF MT. JOY

PARCEL NO.: 30-H15-6

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,162.55

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

No. 15-SU-974

WELLS FARGO BANK, N.A.

vs

STEVEN W DARON, CHRISTINE R DARON

PROPERTY ADDRESS: 385 EAST YORK STREET, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.

15-SU-974

WELLS FARGO BANK, N.A.

vs

STEVEN W. DARON

CHRISTINE R. DARON

385 E. YORK STREET A/K/A 385 EAST YORK STREET

BIGLERVILLE, PA 17307

TOWNSHIP OF BUTLER

PARCEL NO.: F 8-7

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$99,697.51

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

No. 15-SU-1250

JPMORGAN CHASE BANK, N.A.

S/B/M CHASE HOME FINANCE, LLC

vs

GLEN J. DAVIS, DONNA L. DAVIS

PROPERTY ADDRESS: 131 EAST KING STREET, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

15-S-1250

JPMorgan Chase Bank, N.A. s/b/m

Chase Home Finance, LLC

vs

Glenn J. Davis a/k/a Glen J. Davis

Donna L. Davis

owner(s) of property situate in the LITTLESTOWN BOROUGH, ADAMS

County,

Commonwealth of Pennsylvania, being

131 East King Street, Littlestown, PA 17340-1613

Parcel No. 01-27008-0281---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$106,705.36

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1227

JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION

vs

CATHERINE M. DENNIS, EDWARD W. DENNIS

PROPERTY ADDRESS: 19 PINE LANE, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.

15-SU-1227

JPMORGAN CHASE BANK, NATIONAL

ASSOCIATION

vs

CATHERINE M. DENNIS & EDWARD W. DENNIS

19 Pine Lane New Oxford, PA 17350

Oxford Township

Parcel No: 35-008-0119-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$182,276.60

Attorneys for Plaintiff

KML Law Group, P.C.

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten days thereafter.

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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.

James W. Muller

Sheriff of Adams County

www.adamscounty.us

4/22, 4/29 & 5/06

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 20th day of May 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 15-SU-1031**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTG**

vs

JANET MARIE DUTKA, UNITED STATES OF AMERICA

PROPERTY ADDRESS: 167 PARK ST., BENDERSVILLE, PA 17306

BY VIRTUE OF WRIT OF EXECUTION NO.: 15-SU-1031

DEUTSCHE BANK NATIONAL TRUST COMPANY

As Trustee for HOME EQUITY MORTGAGE LOAN ASSET

Backed Trust Series SPMD 2002-B, Home Equity

Mortgage Loan Asset Backed Certificates Series

SPMD 2002-B

vs

JANET MARIE DUTKA

All that certain piece or parcel or Tract of land situate in Bendersville Borough, Adams County, Pennsylvania, and being known as

167 Park Street, Aspers, Pennsylvania 173040

TAX MAP AND PARCEL

NUMBER:03004-0033

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$179,581.49

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Janet M.

Dutka and United States of America, c/o United States

Attorney for the Middle District of

Pennsylvania

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 15-SU-760**EMBRACE HOME LOANS, INC.**

vs

RONALD W. FRIDINGER, PATRICIA A. FRIDINGER

PROPERTY ADDRESS: 60 HUFF ROAD, HANOVER, PA 17331

BY VIRTUE OF WRIT OF EXECUTION

NO.: 15-SU-760

EMBRACE HOME LOANS INC

vs

Ronald W. Fridinger and Patricia A.

Fridinger

All that certain piece or parcel or Tract of land situate Township of Berwick, Adams County, Pennsylvania, and being known as

60 Huff Road, Hanover, Pennsylvania 17331

TAX MAP AND PARCEL NUMBER:

04L120039000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$151,335.44

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Ronald W.

Fridinger and Patricia A. Fridinger

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 14-SU-1228**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS C**

vs

DANIEL B. GULLICKSON, KANDY S. GULLICKSON, FUTURE

HOMEOWNER'S 809 TRUST, JEFF

PAULUS, AS TRUSTEE OF

THE FUTURE HOMEOWNER'S 809 TRUST

PROPERTY ADDRESS: 104 EAST KING

STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.

14-SU-1228

U.S. Bank National Association, as

Trustee, in trust for the registered

holders of Citigroup

Mortgage Loan Trust, Asset-Backed

Pass-Through Certificates, Series 2007-

AHL3

vs

Kandy S. Gullickson

Daniel B. Gullickson

Future Homeowner's 809 Trust

Jeff Paulus, as Trustee of the Future

Homeowner's 809 Trust

Property Address: 104 E. King Street,

Littletown, PA 17340

Parcel No.: 27-008-0189-000

Improvements thereon: Residential

Dwelling

Judgment amount: \$427,424.15

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID NO. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

No. 15-SU-296**OCWEN LOAN SERVICING, LLC**

vs

GLENN A. HENDRICKSON

PROPERTY ADDRESS: 1855 CARROLL

TRACT ROAD, ORRTANA, PA 17353

By virtue of a Writ of Execution No.

15-S-296

OCWEN Loan Servicing, LLC

vs

Glenn A. Hendrickson

owner(s) of property situate in the HAMILTONBAN TOWNSHIP, ADAMS County,

Pennsylvania, being

1855 Carroll Tract Road, Orrtana, PA 17353

Parcel No. 18C12-0042---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$21,521.53

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 12-NO-147**LITTLESTOWN BOROUGH**

vs

MARY JANE HILBERT, EXECUTRIX OF THE ESTATE OF CHARLES W. HARMAN

PROPERTY ADDRESS: 730

BASEHOAR SCHOOL ROAD,

LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No.:

12-NO-147

BOROUGH OF LITTLESTOWN

vs

ESTATE OF CHARLES W. HARMAN,

MARY JANE HILBERT, EXECUTRIX

730 Basehoar School Road,

Littlestown, Pennsylvania 17340

Union Township

Parcel No. 41J17-0045---000

Improvements consist of a Residential

Dwelling

Judgment Amount: \$3,650.55

Attorney for Plaintiff

Robert E. Campbell, Esquire

Campbell and White PC,

112 Baltimore Street

Gettysburg, PA 17325

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten days thereafter.

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

4/22, 4/29 & 5/06

SHERIFF SALES

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No. 15-SU-1157**LSF8 MASTER PARTICIPATION TRUST**

vs
DAVID E. KEILHOLTZ, LISA ANN KEILHOLTZ
 PROPERTY ADDRESS: 721 WEST MYRTLE STREET, LITTLESTOWN, PA 17340
 By virtue of a Writ of Execution No. 15-S-1157
 Lsf8 Master Participation Trust
vs
 David E. Keilholtz
 Lisa Ann Keilholtz
 owner(s) of property situate in the ADAMS County, LITTLESTOWN BOROUGH,
 Commonwealth of Pennsylvania, being 721 West Myrtle Street, Littlestown, PA 17340-1137
 Parcel No. 27007-0124-000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$243,396.33
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-789
ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK
vs
ELIAS N. LANGAS, JULIE A. LANGAS
 PROPERTY ADDRESS: 971 MCGLAUGHLIN ROAD, FAIRFIELD, PA 17320
 By virtue of Writ of Execution No.: 2014-S-789
 ACNB Bank, formerly known as Adams County National Bank
vs
 Elias N. Langas and Julie A. Langas,
 a/k/a Julie A. Ritter
 Property Address: 971 McLaughlin Road, Fairfield, PA 17320
 Township or Borough: Liberty Township
 Parcel No.: 25-D15-0033
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$89,275.18
 Attorneys for Plaintiff: Puhl, Eastman & Thrasher
 220 Baltimore Street
 Gettysburg, PA 17325

No. 15-SU-837
GREEN TREE SERVICING, LLC
vs
PAMELA K. OLSHANSKI, THOMAS H. OLSHANSKI
 PROPERTY ADDRESS: 880 KOHLER MILL ROAD, NEW OXFORD, PA 17350
 By Virtue of Writ of Execution No.: 15-SU-837
 Green Tree Servicing LLC
vs
 Thomas H. Olshanski and Pamela K. Olshanski aka Pamela Collins
 All that certain piece or parcel or Tract of land situate Township of Oxford, Adams County, Pennsylvania, and being known as
 880 Kohler Mill Road, New Oxford, Pennsylvania 17350
 TAX MAP AND PARCEL NUMBER: 35J12-0037A-000
 THE IMPROVEMENTS THEREON ARE:
 Residential Dwelling
 REAL DEBT: \$468,347.52
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas H. Olshanski and Pamela K. Olshanski aka Pamela Collins
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

No. 15-SU-1419
NATIONSTAR MORTGAGE LLC
vs
JEROME E. RAHM, JUNE E. RAHM
 PROPERTY ADDRESS: 84 CONEWAGO PARK DRIVE, EAST BERLIN, PA 17316
 By virtue of Writ of Execution No.: 15-S-1419
 Nationstar Mortgage LLC
vs
 Jerome E. Rahm
 and
 June E. Rahm
 Property Address: 84 Conewago Park Drive, East Berlin, PA 17316
 Township or Borough: Reading Township
 PARCEL NO.: 36L07-0052
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$147,878.72
 ATTORNEYS FOR PLAINTIFF
 SHAPIRO & DENARDO, LLC
 3600 HORIZON DRIVE, SUITE 150
 KING OF PRUSSIA, PA 19406
 610-278-6800

No. 15-SU-748
WILMINGTON SAVINGS FUND SOCIETY FSB
vs
TROY M. REISINGER, JAN N. REISINGER
 PROPERTY ADDRESS: 135 RIFE ROAD, EAST BERLIN, PA 17316
 By virtue of Writ of Execution No. 15-SU-748
 WILMINGTON SAVINGS FUND

No. 15-SU-828
BANK OF AMERICA, N.A.
vs
DAVID A. RICHARD, SUE A. RICHARD
 PROPERTY ADDRESS: 31 LINCOLN DRIVE, HANOVER, PA 17331
 By Virtue of Writ of Execution No.: 15-SU-828
 Bank of America NA
vs
 David A. Richard & Sue A. Richard
 All that certain piece or parcel or Tract of land situate Township of Conewago, Adams County, Pennsylvania, and being known as:
 31 Lincoln Drive, Hanover, Pennsylvania 17331
 TAX MAP AND PARCEL NUMBER: 01080090069
 THE IMPROVEMENTS THEREON ARE:
 Residential Dwelling
 REAL DEBT: \$155,014.45
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David A. Richard and Sue A. Richard
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14BTT
vs
 TROY M. REISINGER & JAN N. REISINGER
 135 Rife Road East Berlin, PA 17316
 Parcel No: (36)L07-23C
 Reading Township
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$124,134.04
 Attorneys for Plaintiff
 KML Law Group, P.C.

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten days thereafter.
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James W. Muller
 Sheriff of Adams County
 www.adamscounty.us
 4/22, 4/29 & 5/06

SHERIFF SALES

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**No. 15-SU-1371
WELLS FARGO BANK, NA**

vs
DARRYL E. SCOTT, SHEILA M. PARHAM-SCOTT
PROPERTY ADDRESS: 314 THIRD STREET, HANOVER, PA 17331
By virtue of a Writ of Execution No. 15-SU-1371
Wells Fargo Bank, NA
vs
Darryl E. Scott
Sheila M. Parham-Scott
owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being
314 3rd Street, A/K/A 314 Third Street, Hanover, PA 17331-4909
Parcel No. 08008-0268---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$98,972.24
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-52
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR J.P. MORGAN
ALTERNATIVE**

vs
MICHAEL C. SHEEHAN
PROPERTY ADDRESS: 19 TREETOP TRAIL, FAIRFIELD, PA 17320
By virtue of Writ of Execution No.: 15-SU-52
U.S. Bank, National Association, as Trustee for J.P. Morgan Alternative Loan Trust 2007-51
vs
Michael C. Sheehan
Property Address: 19 Treetop Trail, Fairfield, PA 17320
Carroll Valley (formerly Hamiltonban Township)
Parcel I.D. No.: 43-002-0050-000
Improvements thereon of the residential dwelling
Judgment Amount: \$210,455.72
Attorney for Plaintiff: Stephen M. Hladik, Esquire
Hladik, Onorato & Pearlstine, LLP
298 Wissahickon Avenue
North Wales, PA 19454

**No. 15-SU-567
WELLS FARGO BANK, N.A.**

vs
SCOTT B SIPLING, TAMMY SIPLING
PROPERTY ADDRESS: 21 MAPLE DRIVE, HANOVER, PA 17331
By virtue of Writ of Execution No. 2015-S-567
WELLS FARGO BANK, N.A.
vs
Scott B. Sipling; Tammy Sipling
Property Address: 21 Maple Drive, Hanover, PA 17331
Conewago Township
Parcel No. 08-022-008-000
Improvements thereon of Residential Dwelling
Judgment amount \$148,017.52
MANLEY DEAS KOCHALSKI LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

**No. 15-SU-1232
FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

vs
TIMOTHY H. SMITH, DIANE J. SMITH
PROPERTY ADDRESS: 2355 TABLE ROCK ROAD, BIGLERVILLE, PA 17307
By virtue of Writ of Execution No. : 2015-SU-0001232
Federal National Mortgage Association ("Fannie Mae")
vs
Timothy H. Smith and Diane J. Smith
Property Address: 2355 Table Rock Road, Biglerville PA 17307
Township or Borough: Butler
PARCEL NO.: 07,F09-0026
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$124,998.64
ATTORNEYS FOR PLAINTIFF: Martha E. Von Rosenstiel, P.C.

**No. 14-SU-1400
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs
WENDY SMITH
PROPERTY ADDRESS: 47 TOWN CIRCLE, ABBOTTSTOWN, PA 17301
By virtue of Writ of Execution No. 2014-SU-1400
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs
WENDY SMITH A/K/A WENDY S. SMITH
Property Address: 47 Town Circle Abbottstown, PA 17301
Abbottstown Borough
Parcel No: 01,004-0097
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$159,842.79
Attorneys for Plaintiff
KML Law Group, P.C.

**No. 15-SU-963
HSBC BANK USA, N.A.**

vs
SHAWN A. SPEELMAN, TAMMY R. SPEELMAN
PROPERTY ADDRESS: 5211 CHAMBERSBURG ROAD, ORRTANNA, PA 17353
BY VIRTUE OF WRIT OF EXECUTION NO.: 15-SU-963
HSBC BANK USA
vs
SHAWN A. SPEELMAN & TAMMY R. SPEELMAN
All that certain piece or parcel or Tract of land situate Township of Franklin, Adams County, Pennsylvania, and being known as:
5211 Chambersburg Road, Orrtanna, Pennsylvania 17353
TAX MAP AND PARCEL NUMBER: 12B09-0161
FRANKLIN TOWNSHIP
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$192,040.50
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Shawn A. Speelman and Tammy R. Speelman McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400 Philadelphia, PA 19109

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James W. Muller
Sheriff of Adams County

www.adamscounty.us

4/22, 4/29 & 5/06

SHERIFF SALES

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No. 14-SU-251**WELLS FARGO BANK, NATIONAL ASSOCIATION**

vs

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SCOTT A. HUBBARD

PROPERTY ADDRESS: 685 NEW CHESTER ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Exeuction No.:

14-S-251

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2015-13BTT

vs

Unknown Heirs and/or Administrators of the Estate of Scott A. Hubbard
Property Address: 685 New Chester Road, New Oxford, PA 17350
Straban Township

Parcel I.D. No.: 38110-0066-000

Improvements thereon of the residential dwelling

Judgment Amount: \$146,393.49

Attorney for Plaintiff: Stephen M.

Hladik, Esquire

Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

No. 14-SU-667**BANK OF AMERICA, NA**

vs

JODDIE D. WALKER, EARL G. WALKER

PROPERTY ADDRESS: 970 JOHNSON DRIVE, GETTYSBURG, PA 17325

By Virtue of Writ of Execution No.:

14-SU-667

Bank of America NA

vs

Joddie D. Walker a/k/a Joddie Walker and
Earl G. Walker

All that certain piece or parcel or Tract of land situate Township of Mt. Joy, Adams County, Pennsylvania, and being known as
970 Johnson Drive, Gettysburg, Pennsylvania 17325-0000

TAX MAP AND PARCEL NUMBER:

30-111-0040-000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$269,929.43

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Earl Walker

and Joddie Walker, a/k/a Joddie D.

Walker

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 15-SU-1233**NATIONSTAR MORTGAGE LLC**

vs

STANLEY A. WATTS, JR., WENDY S. WATTS

PROPERTY ADDRESS: 6335 OXFORD ROAD, GARDNERS, PA 17324

By virtue of Writ of Execution No.:

15-SU-1233

Nationstar Mortgage LLC

vs

Stanley A. Watts, Jr.

and

Wendy S. Watts

Property Address: 6335 Oxford Road,

Gardners, PA 17324

Township or Borough: Huntington

Township

PARCEL NO.: 22H04-0007-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$143,250.90

ATTORNEYS FOR PLAINTIFF

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

No. 15-SU-1345**JPMORGAN CHASE BANK,****NATIONAL ASSOCIATION**

vs

SHIRLEY LEE WILLIAMS, CO-ADMINISTRATOR OF THE ESTATE OF KAREN L. KRAFT A/K/A KAREN, EDWARD EUGENE WILLIAMS, CO-ADMINISTRATOR OF THE ESTAE OF KAREN L. KRAFT A/K/A KAREN, OCCUPANTS

PROPERTY ADDRESS: 529 EAST KING STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.:

15-SU-1345

JPMorgan Chase Bank, National

Association

vs

Shirley Lee Williams, Co-Administrator of the Estate of Karen L. Kraft a/k/a

Karen L. Williams,

deceased

and

Edward Eugene Williams,

Co-Administrator of the Estate of Karen

L. Kraft a/k/a Karen L.

Williams, deceased

Property Address: 529 East King Street,

Littlestown, PA 17340

Township or Borough: Littlestown

Borough

PARCEL NO.: 27006-0072A

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$101,759.09

ATTORNEYS FOR PLAINTIFF

SHAPIRO AND DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

No. 15-SU-1144**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs

CHAD E. WILLS, NICHOLE L. WILLS

PROPERTY ADDRESS: 111 EAST MAIN STREET, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

2015-S-1144

Federal National Mortgage Association

("Fannie Mae")

vs

Chad Wills a/k/a Chad E. Wills and

Nichole L. Wills

Property Address: 111 East Main

Street, Fairfield PA 17320

Township or Borough: Fairfield

PARCEL NO.: 11,006-0024

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$178,190.30

ATTORNEYS FOR PLAINTIFF: Martha

E. Von Rosenstiel, P.C.

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

4/22, 4/29 & 5/06

SHERIFF SALES

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No. 15-SU-868**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

**MICHELLE WILSON A/K/A
MICHELLE L. JOHNSON, IN HER
CAPACITY AS ADMINISTRATRIX A,
UNKNOWN HEIRS
SUCCESSORS ASSIGNS AND ALL
PERSONS**

PROPERTY ADDRESS: 3798
BALTIMORE PIKE, LITTLESTOWN, PA
17340

By virtue of a Writ of Execution No.
15-SU-868

JPMorgan Chase Bank, National
Association

vs

Michelle Wilson a/k/a Michelle L.
Johnson, in Her Capacity as
Administratrix and Heir of
The Estate of Michael K. Markline, Sr
Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming
Right, Title or Interest From or Under
Michael K. Markline, Sr, Deceased
owner(s) of property situate in the MT
JOY TOWNSHIP, ADAMS County,
Commonwealth
of Pennsylvania, being
3798 Baltimore Pike, Littlestown, PA
17340-9596
Parcel No. 30,416-0037
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$85,828.35
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1366**THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS
SUCCESSOR TR**

vs

**BARBARA A. ZIEGLER, GEORGE W.
ZIEGLER**

PROPERTY ADDRESS: 613 HERITAGE
DRIVE, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION
NO. 15-SU-1366

The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee
for JPMorgan Chase Bank, N.A., as
Trustee

for the benefit of the Certificateholders
of Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-4

vs

**BARBARA A ZIEGLER & GEORGE W
ZIEGLER**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN MT. PLEASANT
TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:
BEING KNOWN AS 613 Heritage Drive,
Gettysburg, PA 17325

PARCEL NUMBER: 32105-0043-000
MT. PLEASANT TOWNSHIP

IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT: \$239,406.17

ATTORNEY FOR PLAINTIFF:

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Notice directed to all parties in interest
and claimants that a schedule of
distribution will be filed by the Sheriff in
his office no later than (30) thirty days
after the date of sale and that distribution
will be made in accordance with that
schedule unless exceptions are filed
thereto within (10) ten days thereafter.

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.

James W. Muller
Sheriff of Adams County

www.adamscounty.us

4/22, 4/29 & 5/06

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary of or 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 MARGARET S. BROWN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Michael K. Brown, 430 N. President Avenue, Lancaster, PA 17603-2604

ESTATE OF JOSEPHINE A. HACZEWSKI, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executor: John Haczeowski, 96 Tyoka Drive, Littlestown, PA 17340

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MERLE C. HOOVER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Deborah L. Sbraga, c/o Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403-5193

Attorney: Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403-5193

ESTATE OF CONCETTA M. ROUNTRY, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executor: Richard J. Rountry, Jr., 1190 Sachem Head Terrace, Wellington, Florida 33414

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

ESTATE OF DAVID F. STAUB, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Lisa Ann Noel-Staub, 25 Ashfield Drive, Littlestown, PA 17340

Attorney: George W. Swartz, II, Esq., Mooney & Associates, 203 York Street, Hanover, PA 17331

ESTATE OF BEVERLY L. STEPLER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Mildred E. Shields, c/o Bradley L. Griffie, Esq., Griffie & Associates, P.C., 100 Lincoln Way East, Suite D, Chambersburg, PA 17201

Attorney: Bradley L. Griffie, Esq., Griffie & Associates, P.C., 100 Lincoln Way East, Suite D, Chambersburg, PA 17201

ESTATE OF HELEN P. WEAVER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: C. Robert Weaver, 5225 Pooks Hill Road 308 N, Bethesda, MD 20814

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

SECOND PUBLICATION

ESTATE OF LOUISE J. JOHNSON, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrices: Nancy L. Wivell, 110 Montclair Road, Gettysburg, PA 17325; Brenda L. Bruns, 20505 Little Creek Terrace, #307, Ashburn, VA 20147

Attorney: Teeter, Teeter & Teeter, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF JOHN B. MOFFETT, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Katherine M. Cioffi, 60 Hill Crest Road, Fayetteville, PA 17222

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

ESTATE OF TRUDY A. WISHARD, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Personal Representative: Holly J. Fox, 1290 Old Harrisburg Rd., Gettysburg, PA 17325

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

THIRD PUBLICATION

ESTATE OF RUTH CAROLINE BEARD, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Joe A. Detrick, 23 Longview Road, Seven Valleys, Pennsylvania 17360

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

ESTATE OF DIXIE LEE ELLIOTT, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Suzanne A. Elliott, 1800 Buchanan Valley Road, Orrtanna, PA 17353

Attorney: Teeter, Teeter & Teeter, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF GERALD R. KELLER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Christy L. Stokes, 2636 Emmitsburg Road, No. 34, Gettysburg, PA 17325

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

ESTATE OF MARY C. KESSEL, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executor: Douglas C. Kump, 25 McGinley Drive, Fairfield, PA 17320

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

ESTATE OF IRIS MARY PARR a/k/a IRIS M. PARR, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Wendy T. Parr, 3236 Old Route 30, Orrtanna, PA 17353

ESTATE OF MARGARET B. SMITH, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Personal Representative: Michael R. Smith, 59 Crestview Lane, Gettysburg, PA 17325

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

THIRD PUBLICATION CONTINUED

ESTATE OF JANE S. SWOPE a/k/a S.
JANE SWOPE, DEC'D

Late of the Borough of McSherrystown,
Adams County, Pennsylvania

Co-Executors: Margaret A. Weaver, 211
Stambach Street McSherrystown, PA
17344; Francis E. Swope, Jr., 65
Franklin Drive, Hanover, PA 17331

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

ESTATE OF HOWARD H. VANNOY,
DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Elizabeth V. Bertram, 35 Sabre Circle,
Gettysburg, PA 17325

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

ESTATE OF JOHN W. WHITE, DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Executor: Daniel J. White, 762
Goldenville Road, Gettysburg, PA,
17325