

Adams County **Legal Journal**

Vol. 52

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No. 27, pp. 176-181

IN THIS ISSUE

KOONTZ ESTATE

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

Karen Arthur
Trust Officer



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

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1279 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1279

WELLSFARGO BANK NA

vs.

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

88 HEMLOCK DRIVE

HANOVER, PA 17331

CONEWAGO TOWNSHIP

Parcel No.: 08-021-0166-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$170,554.78

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as the property of **Dana J. Aziz & Chin Arif Ahman a/k/a Chin Arif Ahmad** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1271 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-1271

NORTHWEST SAVINGS BANK

vs.

JEFFREY ALLEN ANDERS &
CHRISTINA LYNN ANDERS

2520 MOUNT HOPE ROAD

FAIRFIELD, PA 17320

HAMILTONBAN TOWNSHIP

Parcel No.: 18-A15-0025A-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$122,543.42

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as the property of **Jeffrey Allen Anders & Christina Lynn Anders** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-948 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-948

ADAMS COUNTY NATIONAL BANK

vs.

ROSS L. HETRICK & MERRY V. BUSH

275 OLD ROUTE 30

MCKNIGHTSTOWN, PA 17343

FRANKLIN TOWNSHIP

Parcel No.: 12-D11-0017-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$174,572.24

Attorneys for Plaintiff

ANDREA M. SINGLEY, ESQ.

SEIZED and taken into execution as the property of **Ross L. Hetrick & Mary V. Bush** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

KOONTZ ESTATE

1. To dismiss a case for inactivity, there must be a lack of due diligence on the part of plaintiff, that there be no compelling reason justifying the delay, and the delay must cause actual prejudice to the defendant.

2. Rule 230.2 provides that counsel of record, or the parties if not represented, must be given 60 days notice prior to the date of proposed termination. That notice must be served by mail and indicate the date of proposed termination. If a statement of intention to proceed is filed, the case shall remain active.

In the Court of Common Pleas of Adams County, Pennsylvania,
Orphans' Court Division, No. OC-151-99, ESTATE OF JAMES O.
KOONTZ.

Robert L. McQuaide, Esq., for Petitioner
Linda S. Siegle, Esq., for Respondent
Matthew R. Battersby, Esq., for Administrator
Kuhn, P.J., May 3, 2010

MEMORANDUM OPINION

Presently before the Court is the Estate's request to terminate the Petition For Family Exemption filed November 30, 1999. For the reasons set forth herein, said request is denied.

BACKGROUND

On April 21, 1999, James O. Koontz ("decedent"), a resident of Adams County, Pennsylvania, died intestate. On April 29, 1999, Letters of Administration were issued to Mr. Koontz's children, Charles W. Koontz and Rosemary McNair ("the Estate"). On November 30, 1999, Damaris Duncan ("Petitioner"), on behalf of Zena C. Koontz, a minor, filed a Petition For Family Exemption ("Petition"). Duncan is the natural mother of Zena and alleged decedent is Zena's father.¹ Duncan further alleged that she and Zena lived in decedent's household continuously from Zena's birth on November 18, 1997, until approximately one month prior to decedent's passing. Petitioner is seeking \$3,500 in cash pursuant to the Family Exemption, 20 Pa.C.S. § 3121, from the Estate.

A hearing was scheduled on the Petition for January 18, 2000. That hearing was continued upon request of Petitioner, and without objection from the Estate, to pursue discovery. Between 2000 and

¹ Attached to the Petition For Family Exemption as Exhibit A is a copy of a birth certificate which lists "James Ottey Koontz" as Zena's father.

2002,² various filings were docketed relating to this motion, none of which resulted in disposition. On August 29, 2003, the Estate filed *Objections To Allowance Of Family Exemption* alleging that Decedent is not the father of Zena. The Estate cited a report from a November 24, 1997, interview between Duncan and the Pennsylvania Department of Public Welfare wherein she identifies “Lonsley Gayer” as Zena’s father. [Objections, Ex. A]. Furthermore, the Estate alleged that decedent did not adopt Zena and she did not form part of the same household as decedent at the time of his death.

Notes written by former President Judge Oscar F. Spicer indicate that conference calls occurred on September 9, 2003, and July 27, 2005. Judge Spicer’s notes indicate that during the 2003 communication, the attorneys stated they would advise the Court if a hearing was needed on the Petition and that administration of the estate had been difficult. In 2005, Judge Spicer indicated that the parties were working on some form of settlement.

Nothing further happened in this case until January 25, 2010, when Linda S. Siegle, Esq. entered her appearance on behalf of the Estate. On February 12, 2010, Siegle wrote to the Court Administrator requesting that termination proceedings, pursuant to Pa. R. Civ. P. 230.2, be implemented on the Petition because of its six year gap in activity.

On April 8, 2010, the Court held a status conference on the Estate’s request. At that hearing, Petitioner indicated that the delay in proceeding to a hearing on the Petition was occasioned upon the need for discovery and for a determination of whether the estate was insolvent. Petitioner reported that, to date, no accounting has been filed.³ Parties were given an opportunity to submit briefs, and both did so on April 16, 2010.

² Notice of Intent to Serve Subpoena to Produce, January 19, 2000; Respondents’ Request For Production and Notice of Intent to Serve a Subpoena and Produce, September 21, 2000; Subpoenas issued by the Estate upon the Department of Social Services, Gettysburg Hospital Medical Records, Pennsylvania Department of Health Division of Vital Records, and Pennsylvania Department of Public Welfare; and the Estate’s Petition for Order Compelling Disclosure of Documents, June 4, 2002.

³ By Order of Court dated April 8, 2010, Rosemary McNair renounced her position as Administrator of the Estate. The request was granted with an understanding that any claimant would not forfeit claims against her for any action or failure to act prior to her removal.

ISSUES

1. Whether the Petition For Family Exemption should be dismissed.

CONCLUSIONS OF LAW

1. This Court has jurisdiction.
2. The Petition For Family Exemption shall not be dismissed.

DISCUSSION

In its letter sent to the Court on February 12, 2010, the Estate has requested that termination proceedings be initiated pursuant to Pa. R. Civ. P. 230.2.⁴ Rule 230.2 provides, in relevant part:

(a) The court may initiate proceedings to terminate a case in which there has been no activity of record for two years or more by serving a notice of proposed dismissal of court case.

...

(b)(1) The court shall serve the notice on counsel of record, and on the parties if not represented, sixty days prior to the date of the proposed termination. The notice shall contain the date of the proposed termination and the procedure to avoid termination.

...

(c) If no statement of intention to proceed has been filed, the prothonotary shall enter an order as of course terminating the matter with prejudice for failure to prosecute.

...

(d)(1) If an action has been terminated pursuant to this rule, an aggrieved party may petition the court to reinstate the action.

(2) If the petition is filed within thirty days after the entry of the order of termination on the docket, the court shall grant the petition and reinstate the action.

⁴ Pa. Orphans Ct. Rule 3.1 indicates that pleading and practice in Orphans' Court matters shall conform to pleading and practice in equity. Equity actions have been abolished and all equitable relief is now obtained through a civil action. **See note to Pa. R. Civ. P. 1501.** The provisions of Pa. R. Civ. P. 230.2 are applicable to a civil action. **See Pa. R. Civ. P. 250,** and consequently, an Orphans' Court matter.

The Estate also cites Adams County Rule of Judicial Administration 9.0 in support of its request to terminate. Rule 9.0 provides:

A. The Clerk of Courts, the Prothonotary, and each District Justice shall annually review cases pending in his/her respective office on or before the first day in July. The Officer shall compile a list of cases in which there has been no docket activity for a period of two (2) years or more. The Officer shall, at least sixty (60) days prior to September 15, give notice to the parties and counsel either (a) in person, (b) by regular mail, addressed to the last address of record, or (c) by publication when notice by mail cannot be given or has been returned undelivered, that after that date the case will be considered by the Court for dismissal. The notice shall comply with the provisions of Pa. Rules of Judicial Administration 1901 and Pa. Rule of Civil Procedure 230.2.

B. If no statement of intention to proceed is made, the Court will summarily dismiss the case any time after September 15th or 60 days after service of the notice, whichever is later. If a statement of intention to proceed is made, the Court may either schedule a hearing or continue the case on active status for a period of one (1) year.⁵

The Estate cited to *Shope v. Eagle*, 710 A.2d 1104 (Pa. 1998),⁶ in support of its request to terminate. In that case, Supreme Court held that to dismiss a case for inactivity, there must be a lack of due diligence on the part of plaintiff, that there be no compelling reason justifying the delay, and the delay must cause actual prejudice to the defendant. *Id.* at 1107-08. The Estate argues that Petitioner failed to act after the Objections were filed in September, 2003, and therefore has allowed the case to stagnate for six years. The Estate further argues that uncertainty as to the solvency of the estate is not a compelling reason justifying delay⁷ and Petitioner had an obligation to

⁵ There is absolutely no indication in the record that this procedure has been followed.

⁶ Pa. R. Civ. P. 230.2 was promulgated in response to the *Shope* case. (See Comment to the Rule).

⁷ The Estate suggests that because a claim for Family Exemption has high priority against insolvent estates, **20 Pa.C.S.A. § 3392(2)**, this excuse is not compelling.

maintain contact with her attorney. Finally, the Estate argues it will be prejudiced if the Petition is allowed to remain active because of the difficulty, 11 years after decedent's death, in determining paternity and in potential witnesses' recollection of events.

The Court acknowledges that there has been an apparent lack of diligence in moving this matter along. However, that lack of diligence is not limited to Petitioner. The Estate has not filed an inventory, or an account, **20 Pa.C.S.A. § 3301 & 3501.1**, which would assist the parties in knowing whether it is economically and judicially practicable to litigate the claim. The Estate has also not taken any steps since 2003 to move the matter along. The record does not indicate that the Estate has taken any steps over the last six years to bring the administration of this estate to a conclusion.

The Estate's claim that it is prejudiced by the delay because evidence and witnesses might be difficult to locate is speculative at best. I note that the Estate appeared to engage in extensive discovery up to 2003 and, presumably, based upon what information was discovered, it filed Objections to the claim for Family Exemption. The Estate has not suggested that any information discovered up to that point has, in fact, disappeared or become unavailable. The Estate's argument falls dramatically short of establishing actual prejudice.

Furthermore, Rule 230.2 provides that counsel of record, or the parties if not represented, must be given 60 days notice prior to the date of proposed termination. **Pa. R. Civ. P. 230.2(b)(1)**. That notice must be served by mail and indicate the date of proposed termination. *Id.* If a statement of intention to proceed is filed, the case shall remain active. **Rule 230.2(c)**. To date, the Court has not notified Petitioner of any intent to terminate. Moreover, in its Memorandum filed April 16, 2010, Petitioner advised that she intends to proceed with the matter. Therefore, dismissal is inappropriate at this time.

Accordingly, the Estate's request for the Court to initiate termination proceedings is denied and the attached Order is entered.

ORDER

AND NOW, this 3rd day of May, 2010, for the reasons set forth in the attached Memorandum Opinion, the Estate's request for dismissal of the Petition For Family Exemption filed November 30,

1999, is denied. A hearing on the Petition For Family Exemption is hereby set for July 12, 2010, at 8:30 a.m. The parties shall exchange a list of witnesses and exhibits at least 20 days prior to hearing. Any pre-hearing motions must be filed at least 30 days prior to hearing.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-44 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-44

HSBC BANK USA NA

vs.

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

110 TRACY DRIVE

YORK SPRINGS, PA 17372

HUNTINGTON TOWNSHIP

Parcel No.: 22-104-0185-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$177,917.92

Attorneys for Plaintiff

ZUCKER, GOLDBERG & ACKERMAN,
LLC

SEIZED and taken into execution as the property of **Keith W. Carpenter & Melissa D. Carpenter** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1633 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-1633

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

vs.

MICHAEL E. APPLER

37 MAIN STREET

MCSHERRYSTOWN, PA 17344

MCSHERRYSTOWN BOROUGH

Parcel No.: 28-002-0083-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$46,472.73

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Michael Appler** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-900 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-900

WELLSFARGO BANK NA

vs.

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

139 NORTH 2ND STREET

MCSHERRYSTOWN, PA 17344

MCSHERRYSTOWN BOROUGH

Parcel No.: 28-001-0008-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$142,474.46

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-754 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-754

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC.
vs.
BETTY J. HARSHA &
ANDREW R. HARSHA

300 GREEN SPRINGS ROAD
HANOVER, PA 17331
BERWICK TOWNSHIP

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

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$178,189.62

Attorneys for Plaintiff
GOLDBECK MCCAFFERTY &
MCKEEVER

SEIZED and taken into execution as the property of **Betty J. Harsha & Andrew R. Harsha** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 04-S-426 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 04-S-426

WELLSFARGO BANK, NA
SUCCESSOR BY MERGER TO
WELLSFARGO HOME MORTGAGE,
INC.
vs.
RYAN M. GLOVER

31 STARLITE DRIVE
LITTLTOWN, PA 17340
LITTLTOWN BOROUGH

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

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$109,083.71

Attorneys for Plaintiff
MARTHA E. VON ROSENSTIEL, P.C.

SEIZED and taken into execution as the property of **Ryan M. Glover** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-30 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-30

HSBC BANK
vs.
LAUREN L. GARNETT
7 & 9 BLUE GRASS TRAIL
FAIRFIELD, PA 17320
CARROLL VALLEY BOROUGH

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

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$229,286.61

Attorneys for Plaintiff
UDREN LAW OFFICES P.C.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-565 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-565

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

DEBRA ANN HIPPENSTEEL &
TONY J. HIPPENSTEEL

5 ROLLING LANE
ABBOTTSTOWN, PA 17301
HAMILTON TOWNSHIP

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

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$232,194.66

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as
the property of **Debra Ann Hippensteel**
& **Tony J. Hippensteel** and to be sold by
me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
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tions are filed thereto within 20 days after
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purchase price or all of the cost, which-
ever may be the higher, shall be paid
forthwith to the Sheriff.

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1568 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1568

GMAC MORTGAGE LLC
vs.

JOHN T. HONEYCUTT JR. &
AMY M. HONEYCUTT

92 MUNICIPAL ROAD
HANOVER, PA 17331
BERWICK TOWNSHIP

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

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$266,222.26

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **John T. Honeycutt, Jr. &**
Amy M. Honeycutt and to be sold by
me.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1136 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1136

HSBC MORTGAGE CORPORATION
vs.

SHANE D. GLADFELTER &
MELISSA GLADFELTER

179 HOFFMAN HOME ROAD
GETTYSBURG, PA 17325
MT JOY TOWNSHIP

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

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$213,717.30

Attorneys for Plaintiff

UDREN LAW OFFICES, P.C.

SEIZED and taken into execution as
the property of **Shane D. Gladfelter &**
Melissa Gladfelter and to be sold by
me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/12, 19 & 24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-981 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-981

LYNN G. PETERSON , EXECUTOR
AND PERSONAL REPRESENTATIVE
OF THE ESTATE OF ELIZABETH
LITTLE

vs.

GARY P. KOONTZ

5063 BALTIMORE PIKE
LITTLETOWN, PA 17340
GERMANY TOWNSHIP

Parcel No.: 15-17-0011A-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$90,181.19

Attorneys for Plaintiff

PETERSON & PETERSON

SEIZED and taken into execution as
the property of **Gary P. 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 February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1975 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1975

ONEWEST BANK FSB
vs.

MARK T. JENDRO &
KRISTAL JENDRO

53 HEMLOCK DRIVE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-021-0054-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$163,496.40

Attorneys for Plaintiff

UDREN LAW OFFICES, P.C.

SEIZED and taken into execution as
the property of **Mark T. Jendro & Kristal
Jendro** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1217 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1217

OCWEN LOAN SERVICING LLC
vs.

TONI L. KEARNS
7 ELM LANE
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-009-0032-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$129,257.03

Attorneys for Plaintiff

UDREN LAW OFFICES, P.C.

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

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-915 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-915

FLAGSTAR BANK FSF
vs.

JOSEPH MATTESON a/k/a JOSEPH F.
MATTESON & NOLA A. MATTESON

155 READING LANE
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP

Parcel No.: 09-W03-0015A-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$313,863.11

Attorneys for Plaintiff
RICHARD M. SQUIRE & ASSOCIATES
LLC

SEIZED and taken into execution as
the property of **Joseph Matteson a/k/a
Joseph F. Matteson & Nola A.
Matteson** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1015 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1015

US BANK NATIONAL ASSOCIATION
vs.

TINA L. MCCAUSLIN
3 SCHOFIELD DRIVE
EAST BERLIN, PA 17316
READING TOWNSHIP

Parcel No.: 36-108-0041-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$190,290.51

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

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

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1058 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1058

PNC MORTGAGE
vs.

JAMES R. ORTMAN &
KATHI D. ORTMAN
306 PINE TREE ROAD
NEW OXFORD, PA 17350
STRABAN TOWNSHIP

Parcel No.: 38-H10-0001C-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$198,899.58

Attorneys for Plaintiff
UDREN LAW OFFICES, P.C.

SEIZED and taken into execution as
the property of **James R. Ortman &
Kathi D. Ortman** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-673 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-673

WELLSFARGO BANK NA
vs.

DENISE M. SCHEUER &
DANIEL J. SCHEUER

165 HUNTERS CIRCLE a/k/a
165 HUNTERS CIRCLE, LOT 28
ABBOTTSTOWN, PA 17301-9558
HAMILTON TOWNSHIP

Parcel No.: 19-L09-0141-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$144,841.50

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Denise M. Scheuer & Daniel J. Scheuer** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-696 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-696

WELLSFARGO BANK NA
vs.

KEITH A. RAUP & KELLY L. RAUP

3628 CARLISLE ROAD
GARDNERS, PA 17324
HUNTINGTON TOWNSHIP

Parcel No.: 22-G03-0052-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$145,322.11

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as the property of **Keith A. Raup & Kelly L. Raup** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-878 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-878

GMAC MORTGAGE LLC
vs.

IAN ROUP

241 MAPLE DRIVE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-024-0004-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$174,806.58

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG LLP

SEIZED and taken into execution as the property of **Ian Roup** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-586 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-586
BANK OF NEW YORK MELLON
vs.
RICHARD W. SCHOTT &
LUZMINDA U. SCHOTT
6810 CHAMBERSBURG ROAD
FAYETTEVILLE, PA 17222
FRANKLIN TOWNSHIP

Parcel No.: 12-A09-0054-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$118,326.17

Attorneys for Plaintiff
UDREN LAW OFFICES, P.C.

SEIZED and taken into execution as the property of **Richard W. Schott & Luzminda U. Schott** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1511 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 07-S-1511
WELLSFARGO BANK NA
vs.
KELLY S. SLATE
444 BENDERSVILLE-WENKSVILLE
ROAD
ASPERS, PA 17304
MENALLEN TOWNSHIP

Parcel No.: 29-E05-0046-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$179,091.36

Attorneys for Plaintiff
GOLDBECK MCCAFFERTY &
MCKEEVER

SEIZED and taken into execution as the property of **Kelly S. Slate** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-64 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-64
CHASE HOME FINANCE LLC
vs.
KENNETH R. SMITH &
LORI ANN SMITH
49 FIDDLER DRIVE
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-001-0052-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$84,993.72

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Kenneth R. Smith & Lori Ann Smith** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-707 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-707

WELLSFARGO FINANCIAL
PENNSYLVANIA INC.

vs.

DAVID J. STANSBURY &
BONNIE STANSBURY

832 ORRTANNA ROAD
ORRTANNA, PA 17353
FRANKLIN TOWNSHIP

Parcel No.: 12-C11-0072-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$249,429.96

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **David J. Stansbury & Bonnie Stansbury** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-320 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-320

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE

vs.

DAVID L. SNYDER &
CATHERINE J. SNYDER

19 CARLY DRIVE
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-010-0050-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$146,749.33

Attorneys for Plaintiff

DANIEL MANCINI & ASSOCIATES

SEIZED and taken into execution as the property of **David L. Snyder & Catherine J. Snyder** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1631 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1631

SUSQUEHANNA BANK
vs.

BARRY STEVENS

356 CONEWAGO DRIVE
EAST BERLIN, PA 17316
READING TOWNSHIP

Parcel No.: 36-L08-0039-000
(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$106,574.74

Attorneys for Plaintiff

CGA LAW FIRM, P.C.

SEIZED and taken into execution as the property of **Barry Stevens** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on February 4, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

11/19, 24 & 12/3

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 CRAIG R. CHADDON, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administrator: Joanne M. Gove, 12 Blossom Lane, Littlestown, PA 17340

ESTATE OF NADINE R. NULL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Patricia N. Bush, 301 West Elm Avenue, Hanover, PA 17331

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331

ESTATE OF ELIZABETH R. SULLIVAN a/k/a ELIZABETH MAY SULLIVAN a/k/a BETTY R. SULLIVAN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Robert B. Sullivan, 6077 Old Hanover Rd., Spring Grove, PA 17362

ESTATE OF CECELIA M. WEN-SCHHOF, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executors: Theresa W. Chapman, 631 Delaware Ave., Norfolk, VA 23508; David E. Wenschhof, 1378 State Rt. 444, Victor, NY 14564

Attorney: Teeter, Teeter & Teeter, 108 W. Middle St., Gettysburg, PA 17325

SECOND PUBLICATION**ESTATE OF ROSE A. SENTZ, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

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

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

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

Late of Mt. Joy Township, Adams County, Pennsylvania

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

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

ESTATE OF CHARLES M. HARMAN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

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

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

ESTATE OF PHYLLIS F. HESS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

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

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

ESTATE OF CARSON LAMBERSON, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

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

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

ESTATE OF GUY W. LOBAUGH, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

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

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

ESTATE OF GRACE L. NEIDERER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

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

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

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

Late of Conewago Township, Adams County, Pennsylvania

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

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

ESTATE OF GEORGE F. POWERS, DEC'D

Late of Butler Township, Adams County, Pennsylvania

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

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

ESTATE OF JOYCE I. SEIBERT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Michael R. Seibert, Linda J. Crooks, Randy A. Seibert, c/o Matthew L. Guthrie, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York St., Hanover, PA 17331

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

ESTATE OF RITA C. SHIELDS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

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

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

THIRD PUBLICATION (CONTINUED)

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

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

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

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

ESTATE OF SHIRLEY A. WEIBLEY,
DEC'D

Late of Huntington Township, Adams
County, Pennsylvania

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

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

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed on
November 9, 2010 with the Common-
wealth of Pennsylvania, Department of
State, at Harrisburg, Pennsylvania for
the purpose of obtaining a Certificate of
Incorporation.

The name of the Corporation orga-
nized under the Pennsylvania Nonprofit
Corporation Law of 1988, Act of
December 21, 1988, P.L. 1444, No. 177,
as amended and supplemented,
is **CONEWAGO ENTERPRISES
CHARITABLE FOUNDATION**.

The purpose for which the Corporatoin
was organized exclusively for charitable,
religious, literary, educational, and scien-
tific purposes, including, making dona-
tions to individuals, including employees
of, and family members of employees of,
Conewago Enterprises, Inc., and its sub-
sidiaries; making grants to qualified
organizations that qualify as exempt
organizations under Section 501(c)(3) of
the Internal Revenue Code of 1986, as
amended (the "Code"); and providing
annual scholarships to individuals who
are not employees or the children of
employees of Conewago Enterprises,
Inc., and its subsidiaries, for the purpose
of defraying the cost of attending and
educational institution as defined in
Section 170(b)(1)(A)(ii) of the Code.

Joshua Beisker, Esq.
Rhoads & Sinon, LLP
One South Market Square, 12th Fl.
P.O. Box 1146
Harrisburg, PA 17108-1146

SHERIFF'S SALE

IN PURSUANCE of a Writ of
Execution, Judgment No. 10-S-511 issu-
ing out of Court of Common Pleas
Adams County, and to me directed, will
be exposed to Public Sale on Friday, the
14th day of January, 2011, at 10:00
o'clock in the forenoon at the Sheriff's
Office located in the Courthouse,
Borough of Gettysburg, Adams County,
PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-511

WELLSFARGO BANK NA
vs.

JOHN R. WELD a/k/a JOHN
RAYMOND WELD & LORI B. WELD
a/k/a LORI BETH WELD

135 TIMBER LANE a/k/a 8 TIMBER
LANE
ASPERS, PA 17304
MENALLEN TOWNSHIP

Parcel No.: 29-E06-0001T-000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$124,425.60

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **John R. Weld a/k/a John
Raymond Weld & Lori B. Weld a/k/a
Lori Beth Weld** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/19, 24 & 12/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of
Execution, Judgment No. 10-S-146 issu-
ing out of Court of Common Pleas
Adams County, and to me directed, will
be exposed to Public Sale on Friday, the
14th day of January, 2011, at 10:00
o'clock in the forenoon at the Sheriff's
Office located in the Courthouse,
Borough of Gettysburg, Adams County,
PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-146

GMAC MORTGAGE LLC
vs.

JOYCE A. TRACY
15 STARLITE DRIVE
LITTLESTOWN, PA 17340
LITTLESTOWN BOROUGH

Parcel No.: 27-012-0083-000
(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$131,793.08

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Joyce A. Tracy** and to be
sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in accor-
dance with said schedule, unless excep-
tions are filed thereto within 20 days after
the filing thereof. Purchaser must settle
for property on or before filing date.

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

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

11/19, 24 & 12/3