

Adams County **Legal Journal**

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**KRISUE REALTY ET AL VS. MANAGING
PARTNERS ET AL**

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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

KRISUE REALTY ET AL VS. MANAGING PARTNERS ET AL

1. Preliminary objections will be sustained only where the case is clear and free from doubt.
2. An insurance broker has no duty to inspect and recommend insurance based upon an inspection.
3. Pleadings against joint defendants must meet the traditional standards of sufficiency and pleading by asserting the nature of the liability as to each defendant sued since the causes of action remain separate as though separate suits had been filed.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 09-S-1944, KRISUE REALTY, LLC, AND DESIGN CENTRE, INC. VS. MANAGING PARTNERS, INC. T/D/B/A MANAGING PARTNERS INSURANCE, STRICKLER INSURANCE AGENCY, INC. AND SELECTIVE WAY INSURANCE COMPANY

William C. Gierasch, Jr., Esq., for Plaintiffs
Timothy J. McMahon, Esq., for Defendants Managing Partners
Richard W. DiBella, Esq., for Defendant Selective
George, J., May 11, 2010

OPINION

Presently before the Court for disposition are the separate Preliminary Objections filed by the Defendants: Managing Partners, Inc. t/d/b/a Managing Partners Insurance (hereinafter “Managing Partners”), Strickler Insurance Agency, Inc. (hereinafter “Strickler”), and Selective Way Insurance Company (hereinafter “Selective”) to the Complaint of Krisue Realty, LLC and Design Centre, Inc. (hereinafter collectively referred to as “Krisue”). Managing Partners and Strickler demur to several claims of negligence alleged by Krisue. Additionally, all Defendants challenge the Complaint for its alleged failure to comply with Pennsylvania Rule of Civil Procedure 1019(a).

In the Complaint, Krisue alleges that they contacted Strickler or Managing Partners in March of 2004 to obtain commercial business insurance for their recently purchased property at 301 Pleasant Street, Abbottstown, Pennsylvania. The parties allegedly had a pre-existing relationship dating back to 2002. Krisue claims that they requested fire insurance coverage on the building for \$520,000 which was their estimated replacement cost of the building. Krisue further claims that Strickler and/or Managing Partners, acting as agents for Selective, only insured the building for a replacement value of

\$325,000. Over time, the coverage limit was automatically increased to \$380,244 as of October, 2007. On December 7, 2007, a fire occurred at the 301 Pleasant Street property which totally destroyed the building. Replacement estimates for the building following its destruction were calculated at \$589,779.89. Despite this estimate, Selective paid only its policy limits of \$380,244. Krisue currently brings suit seeking to recover the difference.

Krisue's Complaint raises various theories of negligence including claims that the several Defendants failed to provide them with the coverage limits which were requested and subsequently failed to recognize or notify Krisue of the error. Additionally, Krisue claims that the several Defendants failed to properly inspect and evaluate their insurance needs and otherwise failed to exercise the skill and knowledge normally possessed by members of the insurance profession.

Managing Partners and Strickler currently demur on the basis that allegations in the Complaint related to the failure to inspect and evaluate Krisue's insurance needs are insufficient to support a negligence claim under current Pennsylvania law. Specifically, they suggest that an insurance broker has no such duty under Pennsylvania law. They conclude that absence such a duty, the negligence claim must fail.

It is well established in ruling on preliminary objections, the court must accept as true all well-pleaded allegations of material fact as well as all inferences reasonably deducible from those facts. *Ballroom, LLC v. Commonwealth*, 984 A.2d 582, 586 (Pa. Cmwlth. 2009). Preliminary objections will be sustained only where the case is clear and free from doubt. *Rambo v. Greene*, 906 A.2d 1232, 1235 (Pa. Super. 2006).

In *Wisniski v. Brown & Brown Ins. Co. of Pennsylvania*, 906 A.2d 571 (Pa. Super. 2006), the Superior Court recognized that an insurance broker has no duty to inspect and recommend insurance based upon an inspection. In so concluding, the *Wisniski* Court recognized that the initial element of any negligence cause of action is whether the defendant owes a duty of care to the plaintiff. *Id.* at 576. In concluding that an insurance broker has no such duty to inspect business premises and advise clients based upon that inspection, the Superior Court applied the five prong test enunciated by the Supreme Court in *Althaus ex rel. Althaus v. Cowen*, 756 A.2d 1166

(Pa. 2000).¹ As *Wisniski* is indistinguishable based upon the current allegations in Krisue's Complaint, this demurrer will be granted. Accordingly, all allegations alleging a duty to inspect or evaluate insurance needs shall be stricken.

All Defendants also challenge the Complaint alleging that Krisue has violated the Pennsylvania Rules of Civil Procedure by collectively referencing allegations against the specific Defendants rather than specifically identifying the claims against the individual Defendants. Pennsylvania Rule of Civil Procedure 1019 requires that the material facts upon which a cause of action is based shall be stated in concise and summary form. Although Rule 229(b) authorizes a plaintiff to join as defendants persons against whom he may assert any right to relieve jointly, severally, separately or, in the alternative, it does not dispense with the need to plead the appropriate elements of negligence as to each defendant, separately and independently. *Cummins v. Firestone Tire & Rubber Co.*, 495 A.2d 963 (Pa. Super 1985). Pleadings against joint defendants must meet the traditional standards of sufficiency and pleading by asserting the nature of the liability as to each defendant sued since the causes of action remain separate as though separate suits had been filed. *Id.* at 968.

Krisue's Complaint contains, in a single count, cumulative allegations against the collective Defendants without identifying the alleged actions which subject them to liability. Interestingly, Krisue's brief claims justification for the co-mingled allegations on the basis that they are currently unable to distinguish between the conduct of the Defendants or their relationship. Krisue further claims in their brief that they have no way of knowing which Defendant was responsible for failing to provide the requested coverage. I find these arguments unpersuasive.

Krisue's Complaint has, as its cornerstone, the claim that a particular coverage was requested which ultimately, unbeknownst to Krisue, was not provided. Presumably, Krisue has specific knowledge of the entities to whom the request was made. The relationship

¹ "The determination of whether a duty exists in a particular case involves the weighing of several discrete factors which include: (1) the relationship between the parties; (2) the social utility of the actor's conduct; (3) the nature of the risk imposed and foreseeability of the harm incurred; (4) the consequences of imposing a duty upon the actor; and (5) the overall public interest in the proposed solution." *Althaus ex rel. Althaus v. Cohen*, 756 A.2d 1166, 1169 (Pa. 2000).

of the various Defendants is immaterial to this critical claim. Suggesting, as Krisue currently does, that the collective pleading is non-prejudicial because each Defendant “is presumably aware of its role with respect to the conduct attributed to the Defendant as a group” improperly suggests the propriety of shotgun pleadings rather than the conciseness and specificity required by the rules.

Although, at this stage of litigation, Krisue may have insufficient information to ascertain where the alleged error occurred in setting the policy limits, the Rules of Civil Procedure permit alternative pleading to compensate for this deficiency. *Cummins*, 495 A.2d at 968. Pa. R.C.P. 2229(c). This safeguard allows claims to proceed in the interests of justice where limited information is available to a harmed plaintiff while still allowing a defendant sufficient notice of the precise claims to be defended.

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 11th day of May, 2010, the Complaint is stricken. Plaintiff is granted twenty (20) days to file an Amended Complaint in compliance with the attached Opinion. To the extent the current Complaint alleges that the Defendants failed to properly and adequately inspect and evaluate Plaintiffs’ property or otherwise failed to exercise the skill and knowledge normally possessed by the members of the insurance profession, the claims are dismissed with prejudice and may not be re-filed.

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.

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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,
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. 09-S-1568 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 14th day of January, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

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

GMAC MORTGAGE LLC
vs.

JOHN T. HONEYCUTT JR. &
AMY M. HONEYCUTT

92 MUNICIPAL ROAD
HANOVER, PA 17331
BERWICK TOWNSHIP

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

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$266,222.26

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

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

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on February 4, 2011,
and distribution will be made in 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-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. 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
ASPERTS, 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 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-64 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-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 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

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 CHARLES A. HOLLAND, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Roger L. Holland, c/o Edward J. O'Donnell IV, Esq., 141 Broadway, Suite 230, Hanover, PA 17331

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

ESTATE OF RITA E. LITTLE, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executors: William F. Little, 2130 Centennial Road, Hanover, PA 17331; Wayne R. Little, 1510 Honda Road, Hanover, PA 17331

Attorney: Alex E. Snyder, Esq., Barley Snyder LLC, 14 Center Square, Hanover, PA 17331

ESTATE OF MILDRED S. MATTHIAS a/k/a MILDRED E. MATTHIAS, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Personal Representative: Donald R. Hull, 526 Baltimore Boulevard, Westminster, MD 21157

ESTATE OF LARRY W. SHOWERS, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executor: Alan C. Showers, 2606 Coon Road, Aspers, PA 17304

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

SECOND 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

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

Late of Straban Township, Adams County, Pennsylvania

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

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

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-759 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-759

BAC HOME LOANS SERVICING LP
vs.

JASON YEINGST & SUSAN YEINGST

3710 CARLISLE ROAD

GARDNERS, PA 17324

HUNTINGTON TOWNSHIP

Parcel No.: 22-G03-0043-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$160,488.34

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Jason Yeingst & Susan Yeingst** 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.

11/24, 12/3 & 10

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, December 10, 2010 at 8:30 a.m.

YEALY—Orphan's Court Action Number OC-150-2010. The First and

Final Account of R. Thomas Yealy a/k/a Robert Thomas Yealey and Pamela J. Lawyer, Co-Executors for the Estate of Margaret Loretta Yealy a/k/a Margaret Loretta Yealey, late of Conewago Township, Adams County, Pennsylvania, deceased.

HOOVER—Orphan's Court Action Number OC-151-2010. The First and Final Account of David N. Hoover and Tammy Jean Hoover, Co-Executors for the Estate of Dorothy M. Hoover, late of Oxford Township, Adams County, Pennsylvania, deceased.

TIMMINS—Orphan's Court Action Number OC-152-2010. The First and Final Account of Trudy A. Wishard, William T. Timmins, III, and Holly Fox, Co-Executors of the Last Will and Testament of Betty M. Timmins, late of the Borough of Gettysburg, Adams County, Pennsylvania, deceased.

Kelly A. Lawver
Clerk of Courts

11/24 & 12/3

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
NO. 10-S-673

WELLS FARGO BANK, N.A.

vs.

DENISE M. SCHEUER &
DANIEL J. SCHEUER

NOTICE TO: DENISE M. SCHEUER &
DANIEL J. SCHEUER

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Being Premises: 165 HUNTERS
CIRCLE A/K/A 165 HUNTERS CIRCLE
LOT 28, ABBOTTSTOWN, PA 17301-
9558

Being in HAMILTON Township, County of
ADAMS Commonwealth of Pennsylvania
Parcel Number 1: 17L09-0141--000

Improvements consist of residential
property.

Sold as the property of DENISE M.
SCHEUER & DANIEL J. SCHEUER

Your house (real estate) at 165 HUNTERS
CIRCLE A/K/A 165 HUNTERS CIRCLE
LOT 28, ABBOTTSTOWN, PA 17301-
9558 is scheduled to be sold at the
Sheriff's Sale on JANUARY 14, 2011 at
10:00 AM, at the ADAMS County
Courthouse to enforce the Court
Judgment of \$144,841.50 obtained by
WELLS FARGO BANK, N.A. (the mort-
gagee) against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP
Attorney for Plaintiff

11/24

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-511 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-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 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