

# Adams County Legal Journal

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## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 21st day of September 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:

2009-NO-0000649

Property Address: 2 Union View Drive, Gettysburg, PA 17325

Parcel No.: 09F12-0262-000

Municipality: Cumberland

Improvements: Residential Dwelling

Defendants: Michael J. Stanko and

Barbara Stanko

Attorneys for Plaintiff: Robert E.

Campbell, Esq., 717-334-9278

Writ of Execution No.:

2012-SU-0000456

Property Address: 332 Green Springs Road, Hanover, PA 17331-8982

Parcel No.: 04L12-0051---000

Municipality: Berwick

Improvements: Residential Dwelling

Defendants: Donald E. Riley

Attorneys for Plaintiff: Matthew

Brushwood, Esq., 215-563-7000

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

AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER, 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James Muller

Sheriff of Adams County

<http://www.sheriffadamscounty.com/sheriffsales.html>

8/24, 31 & 9/7

## 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, September 7, 2012 at 8:30 a.m.

**GOUKER**—Orphan's Court Action Number OC-79-2012. The First and Final Account of Karen Lee Keener, Executrix of the Estate of Theresa M. Gouker, deceased, late of the Borough of McSherrystown, Adams County, Pennsylvania.

**RUPERT**—Orphan's Court Action Number OC-85-2012. The Final Account of James A. Kline, Executor of Robert M. Rupert, deceased, late of the Borough of East Berlin, Adams County, Pennsylvania.

**BLAKE**—Orphan's Court Action Number OC-89-2012. The First and Final Account of Charles D. Blake, Administrator of the Estate of Sean David Blake, deceased, late of Union Township, Adams County, Pennsylvania.

**CLAPSADDLE**—Orphan's Court Action Number OC-103-2012. The First and Final Account of Adams County National Bank, Executor of the Last Will and Testament of Jesse L. Clapsaddle, deceased, late of Cumberland Township, Adams County, Pennsylvania.

Kelly A. Lawver

Clerk of Courts

8/24 & 31

## CERTIFICATE OF AUTHORITY

ELEVIVO, INC., a Delaware Stock Corporation, with a registered office located at 204 Delaware Street, Unit D, New Castle, DE 19720, has applied for a certificate of authority under the provisions of the Business Corporation Law of 1988. The company proposes to use 37 Cannon Ridge Way, Gettysburg, PA 17325 as its registered office within the Commonwealth.

8/24

## CERTIFICATE OF AUTHORITY

OVERCOME VISION LOSS FOUNDATION, a Delaware nonprofit corporation, with a registered office located at 204 Delaware Street, Unit D, New Castle, DE 19720, has applied for a certificate of authority under the provisions of the Business Corporation Law of 1988. The company proposes to use 37 Cannon Ridge Way, Gettysburg, PA 17325 as its registered office within the Commonwealth.

8/24

## COMMONWEALTH VS. KESSELRING

1. Although it is true that errors in an affidavit may invalidate the search, mis-statements of fact in a search warrant affidavit will invalidate a search and require suppression only if they are deliberate and material.

2. Absent a factual finding of deliberate falsehood in the affidavit of probable cause supporting the search warrant, suppression is not appropriate.

3. A verdict is against the weight of the evidence only when the jury's verdict is so contrary to the evidence as to shock one's sense of justice.

4. Section 6118 provides the provisions of the Pennsylvania Uniform Firearms Act, 18 Pa. C.S.A. § 6101 et seq., generally do not apply to antique firearms. However, the section further provides prohibitions relating to persons not to possess, use, manufacture, control, sell, or transfer firearms pursuant to 18 Pa. C.S.A. § 6105 remain applicable if the antique firearm is suitable for use.

In the Court of Common Pleas of Adams County, Pennsylvania,  
Criminal, No. CP-01-CR-196-2011, COMMONWEALTH OF  
PENNSYLVANIA VS. RONALD ANDREW KESSELRING.

Amber Z. Lane, Esq., Assistant District Attorney, for Commonwealth  
Sheri D. Coover, Esq., for Defendant

George, J., February 2, 2012

### OPINION PURSUANT TO Pa. R.A.P. 1925(a)

Appellant, Ronald Andrew Kesselring, appeals following his jury conviction of two counts of persons not to possess firearms.<sup>1</sup> The appeal challenges this Court's denial of Appellant's Motion to Suppress Evidence derived from a search conducted pursuant to a search warrant. Appellant further challenges his conviction based upon the weight of the evidence. As the factual background is relevant to both challenges, it will be briefly summarized.

On December 12, 2010, Officer Eric Beyer of the Reading Township Police Department visited Appellant at his residence in Reading Township, Adams County, as part of an investigation into an unrelated matter. After being invited by Appellant into the residence, Officer Beyer observed what he believed to be a functional Mossberg .22 caliber rifle in plain view. He observed the firearm on top of a refrigerator from a distance of several feet. After leaving the residence, Officer Beyer confirmed his previous impression that Appellant was a convicted felon precluded from owning or possessing a firearm. Confirmation of Appellant's prior record, coupled with

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<sup>1</sup> 18 Pa. C.S.A. § 6105.

Officer Beyer's observation at the residence, led him to obtain a search warrant for the property. The warrant was effectuated December 14, 2010, at which time Officer Beyer seized two functional firearms consisting of a F.LLI Pietta percussion cap-and-ball revolver and a flintlock rifle. However, the item observed on top of the refrigerator was not a Mossberg .22 caliber rifle but rather a pellet gun of which Appellant was in lawful possession.

Following the filing of charges on the two functional firearms seized from the residence, Appellant filed a motion seeking to suppress evidence derived from the search warrant, arguing the affidavit of probable cause supporting the issuance of the search warrant included inaccurate information. Specifically, the search warrant inaccurately described the pellet gun as a Mossberg .22 caliber rifle. After the hearing, the trial court accepted as true the credible testimony of Officer Beyer that he truly believed the item at issue to be a functional Mossberg .22 caliber rifle. Officer Beyer's belief resulted from his 11 years of experience as a police officer and his familiarity with firearms as a certified firearms instructor. In addition, Officer Beyer's mistaken belief was corroborated by Appellant's expert's testimony confirming that the pellet gun and the .22 caliber Mossberg rifle have similar stocks.

At trial, there was little dispute Appellant possessed two firearms at his residence. An expert from the Pennsylvania State Police Forensic Laboratories further testified that both firearms were functional. Finally, Appellant's prior conviction for a felony drug offense was uncontested.

Following conclusion of the Commonwealth's evidence, Appellant testified, claiming he was under the mistaken belief that he could lawfully possess the firearms despite his conviction as the firearms were antiques. He noted the firearms at issue were a flintlock rifle and a percussion revolver, and they met the definition of antiques commonly accepted among firearm dealers. He further claimed to be ignorant as to the operability of the firearms. Appellant also volunteered a conversation he previously had with Officer Beyer wherein he advised the officer that he had the firearms because his life was previously threatened.

Initially, Appellant challenges this Court's pretrial suppression ruling admitting the firearms were seized as a result of the search

warrant. He argues it was an error not to suppress the firearms based upon information in the affidavit of probable cause, which the affiant “knew or should have known was false.” Although it is true that errors in an affidavit may invalidate the search, “[m]isstatements of fact [in a search warrant affidavit] will invalidate a search and require suppression only if they are deliberate and material.” *Commonwealth v. Bonasorte*, 486 A.2d 1361, 1369 (Pa. Super. 1984). The defendant bears the burden of establishing by a preponderance of the evidence that an affidavit includes deliberately false material. *Franks v. Delaware*, 438 U.S. 154, 171 (1978). Following testimony taken at the suppression hearing, this Court determined that Appellant failed to meet that burden, as the Court accepted as credible Officer Beyer’s claim that he truly believed the firearm to be a Mossberg .22 caliber rifle.

In a suppression hearing, the trial court, as finder of fact, “is free to believe all, some, or none of the evidence presented...” *Commonwealth v. Elmobdy*, 823 A.2d 180, 183 (Pa. Super. 2003). It is not the role of the appellate court to substitute their judgment for that of the trial court in determining the factual background. Rather, “the standard of review is limited to determining whether the suppression court’s factual findings are supported by the record...” *Commonwealth v. Snyder*, 963 A.2d 396, 400 (Pa. 2009). As this Court’s determination that Officer Beyer sincerely believed the item at issue to be a firearm is supported by the record, further discussion is not necessary. Absent a factual finding of deliberate falsehood in the affidavit of probable cause supporting the search warrant, suppression is not appropriate. *Bonasorte*, 486 A.2d at 1369.

Appellant next challenges the jury’s conviction as being against the weight of the evidence. “A verdict is against the weight of the evidence only when the jury’s verdict is so contrary to the evidence as to shock one’s sense of justice.” *Commonwealth v. Rivera*, 983 A.2d 1211, 1225 (Pa. 2009) (citation and internal quotations omitted). “A new trial should not be granted because of a mere conflict in the testimony or because the judge on the same facts would have arrived at a different conclusion.” *Id.* (citation omitted). The critical question is whether or not “certain facts are so clearly of greater weight that to ignore them, or to give them equal weight with all the facts, is to deny justice.” *Id.* (citation omitted).

Instantly, Appellant's verdict does not shock this jurist's sense of justice. Credible Commonwealth evidence established the execution of the search warrant of Appellant's residence which yielded discovery of a F.LLI Pietta percussion cap-and-ball revolver and a flintlock rifle. In addition, ammunition for both firearms was discovered. Subsequent testing of the firearms at the Pennsylvania State Police Forensic Laboratories revealed the firearms were both operational and functional. Finally, the parties stipulated Appellant was legally prohibited from possessing a firearm for a period of 60 days greater than the date the firearms were seized due to his 1987 felony conviction for possession with intent to deliver a controlled substance. Clearly, all of the elements of the illegal possession of a firearm were established. See 18 Pa. C.S.A. § 6105.

During his testimony, Appellant claimed he believed he was legally entitled to possess the firearms as they are antiques and he was unaware whether or not they were operable. As previously mentioned, Appellant admitted that he informed Officer Beyer that he possessed the firearms because his life was threatened and both his home and business were burglarized. Appellant also called a firearms expert who indicated antique firearms could be purchased without obtaining a background check.

Appellant's defense was apparently an effort to paint his actions as legal under the exception in the Pennsylvania Crimes Code related to antique firearms. 18 Pa. C.S.A. § 6118. That section provides the provisions of the Pennsylvania Uniform Firearms Act, 18 Pa. C.S.A. § 6101 et seq., generally do not apply to antique firearms. However, the section further provides prohibitions relating to persons not to possess, use, manufacture, control, sell, or transfer firearms pursuant to 18 Pa. C.S.A. § 6105 remain applicable if the antique firearm is suitable for use. As the Commonwealth's uncontroverted evidence established functionality and operability, there remains no issue as to the illegality of the Appellant's possession of the firearms at issue.

Similarly, Appellant's effort to challenge the intentional nature of his actions was rejected by the jury as nonpersuasive. The jury could have reasonably determined Appellant's claim that he was unaware of the firearms' functionality was inconsistent with his claim that he obtained the firearms for self-protection. The evidence clearly permits a rational person to conclude Appellant intentionally obtained

possession of an operational firearm in order to protect himself, or for some other reason, at a time when he was under legal disability preventing such possession. Moreover, one may rationally interpret the circumstances to deduce that Appellant purchased functional antique firearms in order to avoid a routine background check that would have revealed his prior conviction and prevented his illegal possession. The jury acted well within its prerogative in rejecting Appellant's self-serving claim of ignorance as, having observed the testimony, the same was nonpersuasive. The jury's unwillingness to embrace Appellant's claim in this regard does not shock this jurist's conscience.

For the foregoing reasons, it is respectfully requested that Appellant's conviction and sentence be affirmed.

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 21st day of September 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:

2011-SU-0001667

Property Address: 16 Black Bass Trail, Fairfield, PA 17320

Parcel No.: 43-006-0046

Municipality: Carroll Valley

Improvements: Single Family Dwelling

Defendants: Neal A. Wuethrich and

Helen B. Wuethrich

Attorneys for Plaintiff: Ashleigh L.

Marin, Esq., 908-233-8500

Writ of Execution No.:

2010-SU-0000493

Property Address: 18 East Locust Lane, New Oxford, PA 17350

Parcel No.: (35) 9-63

Municipality: New Oxford

Improvements: Residential Dwelling

Defendants: Debra A. Marick and

Anthony G. Marick

Attorneys for Plaintiff: Lisa Lee, Esq.,

215-627-1322

Writ of Execution No.:

2012-SU-0000413

Property Address: 5 Sunset Drive, Gettysburg, PA 17325

Parcel No.: (06) 5-41

Municipality: Bonneauville

Improvements: Residential Dwelling

Defendants: Judy A. Petenbrink and

Robert A. Petenbrink

Attorneys for Plaintiff: David Fein, Esq.,

215-627-1322

Writ of Execution No.:

2011-SU-0001248

Property Address: 50 Sedgwick Drive, East Berlin, PA 17316-9351

Parcel No.: 36112-0022---000

Municipality: Reading

Improvements: Residential Dwelling

Defendants: Timothy D. Wainscott and

Janice L. Wainscott

Attorneys for Plaintiff: John Michael

Kolesnik, Esq., 215-563-7000

Writ of Execution No.:

2010-SU-0001551

Property Address: 321 Oxford Road, New Oxford, PA 17350

Parcel No.: (35)-001-0133

Municipality: Oxford

Improvements: Residential Dwelling

Defendants: Patrick W. Knight and

Jessica M. Reissinger

Attorneys for Plaintiff: Amy Glass, Esq.,

856-669-5400

Writ of Execution No.:

2010-SU-0001212

Property Address: 1025 Water Drive, Hanover, PA 17331

Parcel No.: 08-K14-0140D-00

Municipality: Conewago

Improvements: Residential Dwelling

Defendants: David W. Myers and

Carolyn S. Myers

Attorneys for Plaintiff: Kassia Fialkoff,

Esq., 856-669-5400

Writ of Execution No.:

2012-SU-0000477

Property Address: 418 Ridge Avenue, McSherrystown, PA 17344

Parcel No.: 01-28-005-0043-00-000

Municipality: McSherrystown

Improvements: Residential Dwelling

Defendants: Justin R. Brady and

Denise L. Kipple

Attorneys for Plaintiff: Amy Glass, Esq.,

856-669-5400

Writ of Execution No.:

2010-SU-0000653

Property Address: 155 High Street, Orrtanna, PA 17353

Parcel No.: C10-48H

Municipality: Franklin

Improvements: Residential Dwelling

Defendants: Lois C. Eichelberger, Melody

A. Means, and Ricky E. Gingerich

Attorneys for Plaintiff: Jill P. Jenkins,

Esq., 215-627-1322

Writ of Execution No.:

2010-SU-0000206

Property Address: 305 Lincolnway East, New Oxford, PA 17350

Parcel No.: (34) 005-0108

Municipality: New Oxford

Improvements: Residential Dwelling

Defendants: Dustin L. Sellman and

Amy M. Sellman

Attorneys for Plaintiff: Lisa Lee, Esq.,

215-627-1322

Writ of Execution No.:

2012-SU-0000344

Property Address: 41 Robin Trail, Fairfield, PA 17320

Parcel No.: (43) 029-0100

Municipality: Carroll Valley

Improvements: Residential Dwelling

Defendants: Ronald W. Mathews and

Angela L. Mathews

Attorneys for Plaintiff: Marc S.

Weisberg, Esq., 215-790-1010

Writ of Execution No.:

2011-SU-0000860

Property Address: 311 Tract Road, Fairfield, PA 17320

Parcel No.: 18-C16-0025A

Municipality: Hamiltonban

Improvements: Residential Dwelling

Defendants: Roland Stewart Keyser and

Rosalie M. Keyser

Attorneys for Plaintiff: Ashleigh L.

Marin, Esq., 908-233-8500

Writ of Execution No.:

2011-SU-0001452

Property Address: 58 Patrick Avenue, Littlestown, PA 17340

Parcel No.: 27-008-0056

Municipality: Littlestown

Improvements: Residential Dwelling

Defendants: Keith R. Cunningham and

Keri A. White

Attorneys for Plaintiff: Ashleigh L.

Marin, Esq., 908-233-8500

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

AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER, 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James Muller

Sheriff of Adams County

<http://www.sheriffadamscounty.com/sheriffsales.html>

8/24, 31 & 9/7



## SHERIFF SALES

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Writ of Execution No.:  
2011-SU-0001443  
Property Address: 16 Yorktowne Court,  
Littlestown, PA 17340  
Parcel No.: 27-014-0046  
Municipality: Littlestown  
Improvements: Residential Dwelling  
Defendants: Craig H. Jordan and  
Susan M. Jordan  
Attorneys for Plaintiff: Gregory  
Javardian, Esq., 215-942-9690

Writ of Execution No.:  
2011-SU-0001106  
Property Address: 62 Red Bird Lane,  
Gettysburg, PA 17325  
Parcel No.: 06002-0027---000  
Municipality: Bonneauville  
Improvements: Residential Dwelling  
Defendants: Richard Clark and  
Sharon Clark  
Attorneys for Plaintiff: Gregory  
Javardian, Esq., 215-942-9690

Writ of Execution No.:  
2012-SU-0000380  
Property Address: 11 Barlow Drive,  
East Berlin, PA 17316  
Parcel No.: 23-109-0045  
Municipality: Latimore  
Improvements: Residential Dwelling  
Defendants: Cynthia E. Mueller and  
Christian S. Mueller  
Attorneys for Plaintiff: Jill P. Jenkins,  
Esq., 215-627-1322

Writ of Execution No.:  
2012-SU-0000095  
Property Address: 210 Kindig Road,  
Littlestown, PA 17340  
Parcel No.: J-17-205  
Municipality: Germany  
Improvements: Residential Dwelling  
Defendants: Jacque N. Mumma and  
Brian A. Traczy  
Attorneys for Plaintiff: Paige M. Bellino,  
Esq., 856-669-5400

Writ of Execution No.:  
2011-SU-0001632  
Property Address: 4 Sycamore Court,  
Littlestown, PA 17340  
Parcel No.: 06-009-0114A-000  
Municipality: Bonneauville  
Improvements: Residential Dwelling  
Defendants: Jason P. Summers and  
Jessica H. Rosi  
Attorneys for Plaintiff: Ashleigh L.  
Marin, Esq., 908-233-8500

Writ of Execution No.:  
2012-SU-0000010  
Property Address: 1691 Orrtanna Road,  
Orrtanna, PA 17353-9739  
Parcel No.: 18-C12-0118-000  
Municipality: Hamiltonban  
Improvements: Residential Dwelling  
Defendants: Tim Atteberry, Timothy E.  
Atteberry, Shannon Leahy, and  
Shannon K. Leahy  
Attorneys for Plaintiff: Ashleigh L.  
Marin, Esq., 908-233-8500

Writ of Execution No.:  
2011-SU-0001690  
Property Address: 3001 Old Route 30,  
Orrtanna, PA 17353  
Parcel No.: 12, B09, 0123H  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: Brick Point Construction, Inc.  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2011-SU-0001687  
Property Address: 855 Orrtanna Road,  
Orrtanna, PA 17353  
Parcel No.: 12, C11, 0122  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: Brick Point Construction, Inc.  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2010-SU-0000207  
Property Address: 43 North Main  
Street, Biglerville, PA 17307  
Parcel No.: (05)-003-0042  
Municipality: Biglerville  
Improvements: Residential Dwelling  
Defendants: Daniel J. Fidler  
Attorneys for Plaintiff: Marc S.  
Weisberg, Esq., 215-790-1010

Writ of Execution No.:  
2009-NO-0001136  
Property Address: 33 Hounds Run,  
Gettysburg, PA 17325  
Parcel No.: 38-001-0123---000  
Municipality: Straban  
Improvements: A residence is  
constructed on the property.  
Defendants: Bradley W. Gilbert and  
Sarah D. Gilbert  
Attorneys for Plaintiff: Bernard A.  
Yannetti Jr., Esq., 717-334-3105

Writ of Execution No.:  
2009-SU-0000283  
Property Address: 373 Village Drive,  
Gettysburg, PA 17325-3002  
Parcel No.: 16,009-0147---000  
Municipality: Gettysburg  
Improvements: Residential Dwelling  
Defendants: Christian F. Robinder  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001688  
Property Address: 900 Center Mills  
Road, Aspers, PA 17304  
Parcel No.: 07, G06, 0024A  
Municipality: Butler  
Improvements: Residential Dwelling  
Defendants: Brick Point Construction, Inc.  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2011-SU-0001689  
Property Address: 3180 Emmitsburg  
Road, Gettysburg, PA 17325  
Parcel No.: 13, E17, 0016  
Municipality: Freedom  
Improvements: South Ridge Motel  
Defendants: Brick Point Construction, Inc.  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

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James Muller  
Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

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Writ of Execution No.:  
2012-SU-0000499  
Property Address: 5061 Baltimore Pike,  
Littletown, PA 17340  
Parcel No.: 15,117,0011  
Municipality: Germany  
Improvements: Residential Dwelling  
Defendants: Bruce C. Crouse and  
Sydney L. Crouse  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2012-SU-0000357  
Property Address: 94 Boyd Hollow  
Road a/k/a Boyd's Hollow Road,  
Biglerville, PA 17307-9092  
Parcel No.: 29C06-0043C---000  
Municipality: Menallen  
Improvements: Residential Dwelling  
Defendants: Arthur G. Cease and  
Kimberlee A. Cease  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0000064  
Property Address: 49 Fiddler Drive,  
New Oxford, PA 17350-8873  
Parcel No.: 35001-0052---038  
Municipality: Oxford  
Improvements: Condominium Unit  
Defendants: Kenneth R. Smith and  
Lori Ann Smith  
Attorneys for Plaintiff: Allison F. Wells,  
Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000416  
Property Address: 1666 Center Mills  
Road, Aspers, PA 17304-9466  
Parcel No.: 29001-0001---000  
Municipality: Menallen  
Improvements: Residential Dwelling  
Defendants: Elizabeth Starling  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2009-SU-0001031  
Property Address: 3145 Old Route 30,  
Ortanna, PA 17353-9425  
Parcel No.: 12, B09-0142-000  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: Stephen B. Shank and  
Holly M. Shank  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000426  
Property Address: 31 Wall Street,  
Gettysburg, PA 17325  
Parcel No.: 16010-0305---000  
Municipality: Gettysburg  
Improvements: Residential Dwelling  
Defendants: Robert G. Kuhn III and  
Angel L. Kuhn  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001831  
Property Address: 311 West High  
Street, New Oxford, PA 17350-1503  
Parcel No.: 34004-0105---000  
Municipality: New Oxford  
Improvements: Residential Dwelling  
Defendants: Kassie D. Staub-Feist a/k/a  
Kassie Dawn Feist and Michael M.  
Feist a/k/a Michael Matthew Feist  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000543  
Property Address: 12 Persimmon Trail,  
Fairfield, PA 17320-8488  
Parcel No.: 43046-0037---000  
Municipality: Carroll Valley  
Improvements: Residential Dwelling  
Defendants: Daniel C. Lamonica and  
Joyce L. Lamonica  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000041  
Property Address: 60 4th Street,  
Biglerville, PA 17307-9073  
Parcel No.: 05004-0077---000  
Municipality: Biglerville  
Improvements: Residential Dwelling  
Defendants: Jason A. Marshall  
Attorneys for Plaintiff: Allison F. Wells,  
Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000291  
Property Address: 490 South Columbus  
Avenue, Littlestown, PA 17340-1516  
Parcel No.: 27011-0136---000  
Municipality: Littlestown  
Improvements: Residential Dwelling  
Defendants: Charles M. Flickinger and  
Susan D. Brady  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2009-SU-0001096  
Property Address: 13 Cedarfield Drive,  
Gettysburg, PA 17325  
Parcel No.: 06009-0121---000  
Municipality: Bonneauville  
Improvements: Condominium Unit  
Defendants: Estate of Margot May  
Maryn a/k/a Margot M. Maryn, Micah  
Aaron Maryn, Executor and Devisee  
of the Estate of Margot May Maryn  
a/k/a Margot M. Maryn  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0001859  
Property Address: 2189 Table Rock  
Road, Biglerville, PA 17307-9778  
Parcel No.: 07 F09-0042-000  
Municipality: Butler  
Improvements: Residential Dwelling  
Defendants: Eric S. Anderson and  
Sharon E. Anderson  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0002021  
Property Address: 1570 Town Hill Road,  
York Springs, PA 17372-8903  
Parcel No.: 23I01-0024H--000  
Municipality: Latimore  
Improvements: Residential Dwelling  
Defendants: Sarah Jean Bream and  
Paul Lucas Bream  
Attorneys for Plaintiff: Allison F. Wells,  
Esq., 215-563-7000

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

AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER, 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James Muller  
Sheriff of Adams County

<http://www.sheriffadamscounty.com/sheriffsales.html>

8/24, 31 & 9/7

**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 DANIEL F. BOOSE, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Daniel O. Boose, 202 Lakeside Drive, Lewisburg, PA 17837

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

**ESTATE OF RICHARD C. MICHAEL, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Richard D. Michael, 9 Vista Circle, Lemoine, PA 17043

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

**ESTATE OF WALTER C. SELL, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Randall L. Sell, HC 52, Box 1314, Augusta, WV 26704

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

**SECOND PUBLICATION****ESTATE OF CHARLES C. CARBAUGH, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executor: Anthony Laughman, 1210 Westminster Avenue, Hanover, PA 17331

Attorney: Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

**ESTATE OF ALICE G. HOAK, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrices: Susan G. Hoak, 2937 North Sixth Street, Harrisburg, PA 17110; Nancy D. Hoak, 3063 York Road, Gettysburg, PA 17325

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

**ESTATE OF LEROY R. RUDISILL, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Wendy K. Rudisill, 46 East Middle Street, Gettysburg, PA 17325

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

**ESTATE OF JENNIFER L. WEAVER, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Brooke H. Barrett, 736 Harrison Drive, Gettysburg, PA 17325

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

**SUCCESSOR TRUSTEE'S NOTICE**

NANCY T. ASHMORE, formerly NANCY B. WORCESTER, Settlor of the Nancy B. Worcester Revocable Trust dated November 12, 2001, late of Oxford Township, Adams County, Pennsylvania, deceased. All persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to the undersigned:

Successor Trustee: Susan E. Miller, 217 South Street, Hanover, PA 17331

Attorney: Timothy J. Shultis, Esq., Shultis Law, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331

**THIRD PUBLICATION****ESTATE OF MELVIN W. BARTELS, DEC'D**

Late of the Borough of New Oxford, Adams County, Pennsylvania

Administrator: Timothy J. Bupp, c/o Jon C. Countess, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Jon C. Countess, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

**ESTATE OF BETTY JANE SANDERS, DEC'D**

Late of the Borough of York Springs, Adams County, Pennsylvania

Co-Administrators: Linda S. Hoke, 525 Funt Road, Aspers, PA 17304; Vicky I. Miller, 1132 South Pleasant Avenue, Dallastown, PA 17313

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

**ESTATE OF EDWARD SHAPIRO, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Douglas J. Shapiro, 119 East Middle Street, Gettysburg, PA 17325

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

**ESTATE OF ALMA C. TYLER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Clara J. Wivell-Kaiser, 15449 Orchard Avenue, Blue Ridge Summit, PA 17214

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

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 21st day of September 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:  
2009-SU-0001876  
Property Address: 1275 Braggtown Road, Dillsburg, PA 17019-9201  
Parcel No.: 23K03-0010---000  
Municipality: Latimore  
Improvements: Residential Dwelling  
Defendants: Richard W. Fishel and Nicole C. Fishel a/k/a Nichole C. Fishel  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0001228  
Property Address: 460 Biglerville Road a/k/a 460 Carlisle Road, Biglerville, PA 17307-9245  
Parcel No.: 07F07-0040---000  
Municipality: Butler  
Improvements: Residential Dwelling  
Defendants: Sara R. Shetter  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2009-SU-0001139  
Property Address: 1990 Storms Store Road a/k/a 1990 Storm Store Road, New Oxford, PA 17350-9515  
Parcel No.: 35J12-0209---000  
Municipality: New Oxford  
Improvements: Residential Dwelling  
Defendants: Glend W. McGuire Sr.; Deceased Unknown Heirs, Successors, Assigns, and all persons, firms, or associations claiming right, title, or interest from or Glend W. McGuire Jr. - Heir; Meisha Gibores - Heir; Evan McGuire - Heir; Deborah McGuire - Heir  
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000096  
Property Address: 75 West Myrtle Street, Littlestown, PA 17340-1113  
Parcel No.: 27008-0009---000  
Municipality: Littlestown  
Improvements: Residential Dwelling  
Defendants: Jacen N. Lewis and Leanne Lewis  
Attorneys for Plaintiff: Matthew Brushwood, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001510  
Property Address: 409 Ridge Avenue, McSherrystown, PA 17344-1507  
Parcel No.: 28005-0007B---000  
Municipality: McSherrystown  
Improvements: Residential Dwelling  
Defendants: Clarence D. Cooper Jr. and Linda C. Cooper  
Attorneys for Plaintiff: Christina Viola, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000242  
Property Address: 5289 Chambersburg Road, Orrtanna, PA 17353-9763  
Parcel No.: 12B09-0147---000  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: David L. Gladhill Jr. and Karen M. Gladhill  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0000959  
Property Address: 162 South Main Street, Biglerville, PA 17307-9418  
Parcel No.: 05005-0038---000  
Municipality: Biglerville  
Improvements: Residential Dwelling  
Defendants: Bill A. Vanarsdale and Brandee L. Vanarsdale  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0001690  
Property Address: 1055 Mummasburg Road, Gettysburg, PA 17325-8514  
Parcel No.: 09-F12---0069-000  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Jerry E. Shultz Jr. and Angela M. Shultz  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001337  
Property Address: 7 Dinwiddie Court, Gettysburg, PA 17325-8805  
Parcel No.: 09F12-0243-000  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Katherine A. Perry  
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000178  
Property Address: 111 Cider Drive, York Springs, PA 17372-9400  
Parcel No.: 42002-0074---000  
Municipality: York Springs  
Improvements: Residential Dwelling  
Defendants: Geoffery W. Griffin  
Attorneys for Plaintiff: Matthew Brushwood, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001598  
Property Address: 860 Bon Ox Road, Gettysburg, PA 17325  
Parcel No.: 32, 113, 0002  
Municipality: Mt. Pleasant  
Improvements: Residential Dwelling  
Defendants: Neal E. Hale  
Attorneys for Plaintiff: Richard Thrasher, Esq., 717-334-2159

Writ of Execution No.:  
2010-SU-0000056  
Property Address: 1226 Pine Run Road, Abbottstown, PA 17301-9732  
Parcel No.: 17K09-0018E---000  
Municipality: Hamilton  
Improvements: Residential Dwelling  
Defendants: Steve M. Talpas and Stephanie A. Talpas  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-TL-0000394  
Property Address: 120 Kimberly Court, New Oxford, PA 17350  
Parcel No.: 36-J08-0112---000  
Municipality: Reading  
Improvements: Residential Dwelling  
Defendants: Russell J. Althoff and Tammy M. Althoff  
Attorneys for Plaintiff: Sharon E. Myers, Esq., 717-848-4900

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