

# Adams County Legal Journal

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

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## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1971 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1971

WELLS FARGO BANK NA  
vs.

THEODORE J. ABAHAZY a/k/a  
THEODORE ABAHAZY &  
SANDRA B. ABAHAZY a/k/a  
SANDRA ABAHAZY  
989 CENTER MILLS ROAD  
ASPERS, PA 17304  
BUTLER TOWNSHIP

Parcel No.: 07-G06-0023-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$185,111.02  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Theodore J. Abahazy a/k/a Theodore Abahazy & Sandra B. Abahazy a/k/a Sandra Abahazy** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1547 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1547

WELLS FARGO BANK NA  
vs.

AHMAD ARIF & RONAK F. QUASIM  
& GULHANAR A. ARIF  
265 HEMLOCK DRIVE  
HANOVER, PA 17331  
CONEWAGO TOWNSHIP

Parcel No.: 08-021-0195-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$314,552.75  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Ahmad Arif & Ronak F. Quasim & Gulhanar A. Arif** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2493 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-2493

SABR MORTGAGE LOAN 2008 1 REO  
SUBSIDIARY 1 LLC  
vs.

JIMMY ARTIS & DARLENE E. ARTIS  
681 GRANT DRIVE  
GETTYSBURG, PA 17325  
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-105-0157-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$213,919.61  
Plus costs

Attorneys for Plaintiff

UDREN LAW OFFICES P.C.

SEIZED and taken into execution as the property of **Jimmy Artis & Darlene E. Artis** 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 April 15, 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.

2/18, 25 & 3/4

## STARLING VS. LMPOA

1. One who authorizes or directs another to commit an act which constitutes a trespass to another's land is himself liable as a trespasser to the same extent as if the trespass were committed directly by himself.

2. To recover on an action for trespass, the plaintiff must prove ownership of or title to the land and possession or the right to immediate possession at the time of the alleged trespass.

3. To establish a private nuisance claim, a landowner must demonstrate that the defendant's conduct was the legal cause of the invasion and that the defendant's conduct was intentional and unreasonable or reckless, negligent, or abnormally dangerous.

4. There is liability only to those to whom it causes significant harm, of a kind that would be suffered by a normal person in the community or by property in normal condition used for a normal purpose.

5. When declaratory relief is sought, all persons shall be made parties who have or claim any interest which would be affected by the declaration, and no declaration shall prejudice the rights of persons not parties to the proceeding.

In the Court of Common Pleas of Adams County, Pennsylvania,  
Civil, No. 10-S-498, W. LOWELL STARLING AND NANCY  
STARLING VS. LAKE MEADE PROPERTY OWNERS  
ASSOCIATION, INC.

Ronald L. Finck, Esq., for Plaintiff

Kevin M. Skjoldal, Esq., for Defendant

Campbell, J., September 24, 2010

### OPINION

Plaintiffs, W. Lowell Starling and Nancy Starling, initiated this action by filing a Praeceptum to Issue Writ of Summons on March 25, 2010. Plaintiffs filed a Complaint against Defendant, Lake Meade Property Owners Association, Inc., on April 15, 2010. Defendant then filed Preliminary Objections. In response to Defendant's Preliminary Objections, Plaintiffs filed an Amended Complaint on June 7, 2010. In Plaintiffs' Amended Complaint, Plaintiffs set forth four causes of action.

In Count I, Plaintiffs allege that Defendant has permitted, encouraged, or sponsored trespass and nuisance activity infringing on the rights of Plaintiffs. Plaintiffs further allege that Defendant's actions have caused damages and disturbed Plaintiffs' ability to use their own property. In Count II, Plaintiffs allege that Defendant has permitted, encouraged, or sponsored trespass and nuisance activity infringing on the rights of Plaintiffs, and that Defendant's conduct was intentional and unreasonable. Plaintiffs further allege that

Defendant's actions have caused damages and disturbed Plaintiffs' ability to use their own property. In Count III, Breach of Restrictive Covenants, Plaintiffs allege that Defendant has continually allowed its members to disregard the restrictive covenants set forth in the subdivision plan by allowing its members to use the area at the northern end of the peninsula formed by Custer Drive for recreational and lake access. Plaintiffs allege that the particular area is not a designated "recreational area" or "lake access area." Plaintiffs further allege that Defendant owes a duty to Plaintiffs to enforce the restrictions and covenants of the Lake Meade Development and that Defendant has breached this duty. Plaintiffs also allege that the failure to enforce the restrictive covenants is harmful to Plaintiffs' peaceful use of their own property. Finally, in Count IV, Plaintiffs request Declaratory Judgment and Injunctive Relief.

On June 28, 2010, Defendant filed Preliminary Objections to Plaintiffs' Amended Complaint along with a brief in Support of Preliminary Objections. Defendant argues that pursuant to Pennsylvania Rule of Civil Procedure 1028, Plaintiffs' Amended Complaint does not conform to law or rule of court, that the Amended Complaint lacks the requisite specificity, and that each claim is legally insufficient. On July 16, 2010, Plaintiffs filed a Brief in Opposition to Defendant's Preliminary Objections.

It is well established under Pennsylvania law that when 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 the present case, Defendant raises the following Preliminary Objections pursuant to Pennsylvania Rule of Civil Procedure 1028:

- (2) failure of a pleading to conform to rule of law or rule of court...
- (3) insufficient specificity in a pleading
- (4) legal insufficiency of a pleading (demurrer).

**Pa.R.C.P. 1028(a)(2)-(4).**

A complaint may fail to conform with a rule of law or court if it does not provide the requisite facts pursuant to Pennsylvania law.

“Pennsylvania is a fact-pleading state; a complaint must not only give the defendant notice of what the plaintiff’s claim is and the grounds upon which it rests, but the complaint must also formulate the issues by summarizing those facts essential to support the claim.” *Lerner v. Lerner*, 954 A.2d 1229, 1235 (Pa. Super. 2008) (citing *Alpha Tau Omega Fraternity v. Univ. of Pennsylvania*, 464 A.2d 1349, 1352 (Pa. Super. 1983)). Moreover, to determine if a complaint fails for insufficient specificity, the main inquiry is whether the complaint is sufficiently clear to enable the defendant to prepare his defense. *Rambo v. Greene*, 906 A.2d 1232, 1236 (Pa. Super. 2006) (quoting *Ammlung v. City of Chester*, 302 A.2d 491 (Pa. Super. 1973)). Finally, to determine if a complaint fails for legal insufficiency (demurrer), the court may only determine whether, on the basis of the allegations the plaintiff pled, the plaintiff possesses a cause of action recognizable at law. *In re Adoption of S.P.T.*, 783 A.2d 779, 782 (Pa. Super. 2001). The court may not consider factual matters, no testimony or other evidence outside the complaint may be adduced, and the court may not address the merits of the matters represented in the complaint. *Id.* In light of the above standards, an examination of each of the Counts contained in Plaintiff’s complaint is necessary.

Plaintiffs’ first claim is trespass. Trespass is the intentional entry upon the land of another without privilege. *Nido v. Chambers*, 70 Pa. D. & C.2d 129, 132 (Pa. Com. Pl. 1975). One who authorizes or directs another to commit an act which constitutes a trespass to another’s land is himself liable as a trespasser to the same extent as if the trespass were committed directly by himself. *Kopka v. Bell Tel. Co. of Pa.*, 91 A.2d 232, 235 (Pa. 1952). Finally, to recover on an action for trespass, the plaintiff must prove ownership of or title to the land and possession or the right to immediate possession at the time of the alleged trespass. *Hartley v. Spencer*, 75 Pa. Super. 449 (1921).

In the instant case, Plaintiffs allege title and ownership to a parcel of real estate in the Lake Meade subdivision situate at the peninsula on the lake or point of Custer Drive. Moreover, Plaintiffs allege that numerous individuals and groups have been engaging in fishing, picnicking, sunbathing, lounging, parking, and loitering on or around “the aforementioned point of Custer Drive.” Plaintiffs further allege

Defendant has permitted, encouraged, or sponsored trespass and nuisance activity that infringes on the property rights of Plaintiffs. To substantiate this allegation, Plaintiffs point to a newsletter issued by Defendant in July 2009 that reads: **“Fishing Along Custer Drive – FYI, the narrow strip of land facing toward the Marina is owned by LMPOA. Everything on the other side of the street is private property. Please respect the owners. Regarding other “common areas” used for recreation, it always makes sense to recognize property boundaries and avoid using someone else’s land for your leisure pleasures.”** (Pl. Am. Compl. Ex. F, pg. 2). Finally, the Plaintiffs allege that Defendant removed “No Trespassing” signs that Plaintiff installed “around the area of the aforementioned point of Custer Drive.” Based on these allegations, Plaintiffs have generally pled the basic elements of the cause of action of trespass. Therefore, Defendant’s Preliminary Objections to Count I of Plaintiffs’ Amended Complaint based on legal insufficiency (demurrer) are overruled.

While Plaintiffs’ Amended Complaint generally pleads the basic elements of a cause of action for trespass, Plaintiffs’ trespass claim fails to plead any specific facts to support their general, overly broad averments. For example, Plaintiffs fail to identify exactly where, when, and how the alleged trespass occurred, nor does Plaintiffs’ complaint allege that the trespassers were acting on behalf of Defendant. Additionally, this Court fails to see how Defendant’s July 2009 newsletter, upon which Plaintiffs rely, encourages trespass; rather this newsletter discourages trespass and reminds individuals to be respectful of property owners. Plaintiffs’ Amended Complaint also fails to identify whether the “No Trespassing” signs were on their property, when the Plaintiffs’ installed the “No Trespassing” signs, when said signs were removed, who removed the signs, and whether the person who allegedly removed the “No Trespassing” signs was acting on behalf of Defendant. Instead, Plaintiffs’ Amended Complaint makes vague and broad allegations with insufficient facts to support such allegations. Therefore, Defendant’s Preliminary Objections to Count I of Plaintiffs’ Amended Complaint based on failure to conform to law or rule of court and insufficiency specificity are sustained.

Plaintiffs’ second claim is nuisance. To establish a private nuisance claim, a landowner must demonstrate that the defendant’s

conduct was “the legal cause of the invasion and that the defendant’s conduct was intentional and unreasonable or reckless, negligent, or abnormally dangerous.” *Diess v. Pa. Dept. of Transp.*, 935 A.2d 895, 905 (Pa. Cmwlth. 2007) (citing **Restatement Torts, 2d § 822**). “There is liability for nuisance only to those to whom it causes significant harm, of a kind that would be suffered by a normal person in the community or by property in normal condition used for a normal purpose.” *Kembel v. Schlegel*, 478 A.2d 11, 15 (Pa. Super. 1984) (quoting **Restatement Torts, 2d § 821F**).

In their Amended Complaint, Plaintiffs allege that Defendant permitted, encouraged, or sponsored trespass and nuisance activity that infringed on the property rights of Plaintiffs. Plaintiffs further allege that there have been numerous incidents where Plaintiffs’ peaceful enjoyment of their property was disturbed by other Association members. Finally, Plaintiffs’ allege that Defendant’s conduct was intentional and unreasonable. Based on these allegations, Plaintiffs have *generally* pled the basic elements of the cause of action of nuisance. Therefore, Defendant’s Preliminary Objections to Count II of Plaintiffs’ Amended Complaint based on legal insufficiency (demurrer) are overruled.

Count II of Plaintiffs’ Amended Complaint, however, fails to indicate how Defendant was the legal cause of the invasion, and fails to indicate how Defendant’s alleged conduct was intentional and unreasonable. In fact, Plaintiffs fail to specify exactly what the Defendant corporation did that Plaintiffs find actionable. Plaintiffs generally allege “numerous incidents” when their use and enjoyment of their property was disturbed, but do not plead any factual details regarding the alleged “incidents” in any way. In fact, Plaintiffs’ Amended Complaint fails to identify where, when, and how the alleged incidents occurred. Plaintiffs’ Amended Complaint fails to identify the individuals allegedly involved in the “numerous incidents” and fails to specify how those unidentified persons were acting on behalf of Defendant. Furthermore, Plaintiffs allege no facts indicating a significant harm to Plaintiffs’ use and enjoyment of their land; rather Plaintiffs generally aver that Defendant’s unspecified conduct caused unspecified damage to their property. Plaintiffs’ Amended Complaint makes vague and broad allegations of nuisance with insufficient facts to support such allegations. Therefore, Defendant’s Preliminary

Objections to Count II of Plaintiffs' Amended Complaint based on failure to conform to law or rule of court and insufficiency specificity are sustained.

Plaintiffs' third claim is breach of restrictive covenants. Specifically, Plaintiffs point to "Sheet 2 of 10" of the Recorded Subdivision Plan marked as Exhibit A in Plaintiffs' Amended Complaint. Plaintiffs, in their Brief in Opposition to Defendant's Preliminary Objections (but not in the Amended Complaint), specifically reference the following restrictive covenant as applicable:

"Said lots shall be used exclusively for residential purposes except those lots that may be designated for business or commercial areas on the plats by Lake Meade, Inc., subject to the right of Lake Meade Property Owners' Association to redesignate certain areas so as to insure adequate facilities for its members."

(Pl. Am. Compl. Ex. A., pg. 2).

Plaintiffs also reference the "Dedication" provision of the Recorded Subdivision Plan marked as Exhibit A, which provides:

"Certain lots will be designated as Water Supply Lots, and other commercial areas necessary for the maintenance and enjoyment of the development, and will be distinguished from other lots which are either recreational, lake access areas, or residential lots."

(Pl. Am. Compl. Ex. A., pg. 1).

Plaintiffs allege only that the area surrounding Custer Drive and its cul-de-sac are not designated as a "recreational area" or a "lake access area," and that other areas surrounding Lake Meade have been given such a designation.

Plaintiffs' Amended Complaint, however, fails to plead facts that indicate how Defendant "allowed" other individuals to purportedly violate the restrictive covenants. Furthermore, Plaintiffs' Amended Complaint fails to allege what specific covenants Defendant has failed to enforce, alleging only generally that Defendant had a duty to enforce the covenants. Plaintiffs fail to specify how or when or by whom that duty was breached. Plaintiffs' Amended Complaint fails to specify an actual breach by Defendant of any specific restrictive covenant. It therefore fails to state a claim and is legally deficient.



Plaintiffs' Amended Complaint is deficient because it fails to conform to a law or rule of court, lacks the requisite specificity, and is legally insufficient. Therefore, Defendant's Preliminary Objections to Plaintiffs' Amended Complaint regarding Count III are sustained.

Plaintiffs' fourth claim is for relief in the form of declaratory judgment and injunctive relief. Pennsylvania's Declaratory Judgment Act gives courts the "power to declare rights, status, and other legal relations." **42 Pa. C.S.A. § 7532.** "The court may refuse to render or enter a declaratory judgment or decree where such judgment or decree, if rendered or entered, would not terminate the uncertainty or controversy giving rise to the proceeding." **42 Pa. C.S.A. § 7537.** Finally, "[w]hen declaratory relief is sought, all persons shall be made parties who have or claim any interest which would be affected by the declaration, and no declaration shall prejudice the rights of person not parties to the proceeding." **42 Pa. C.S.A. § 7540.**

In their Amended Complaint, Plaintiffs seek the following declaratory relief:

- a. A decree of this Court determining all adverse claims of Defendant and all persons within its membership as being without merit;
- b. A decree declaring and adjudging that the Plaintiffs are entitled to quiet and peaceful enjoyment and use of their property and all members of Defendant's Association shall refrain from any use or interruption of that enjoyment;
- c. A decree enjoining permanently Defendant and all its members claiming under them from limiting, interfering, using Custer Drive and its cul-de-sac which might be adverse to Plaintiff;
- d. Costs of this action;
- e. Attorneys' fees of this action; and
- f. Such other relief as the Court deems just and proper.

In the instant case, Plaintiffs' Amended Complaint, as previously discussed, fails to plead sufficient facts to indicate a controversy warranting declaratory relief. Moreover, Plaintiffs' desired declaratory relief is overly broad and not tailored to resolve any alleged controversy. Plaintiffs' Amended Complaint fails to indicate the specific activities and/or conduct they are seeking to enjoin. Plaintiffs also

seek to enjoin individuals who are not named parties to the action,<sup>1</sup> *i.e.*, individual members of the Lake Meade Property Owners Association and other unnamed individuals, who may have a claim or interest in the outcome of this case. Based on Plaintiffs' allegations as to declaratory and injunctive relief, Plaintiffs' Amended Complaint is deficient because it fails to conform to a law or rule of court, lacks the requisite specificity, and is legally insufficient. Therefore, Defendant's Preliminary Objections to Plaintiffs' Amended Complaint regarding Count IV are sustained.

### ORDER

AND NOW, this 24th day of September, 2010, Defendant's Preliminary Objections are granted in part and denied in part.

#### **Count I – Trespass:**

Defendant's Preliminary Objection based on legal insufficiency (demurrer) is overruled.

Defendant's Preliminary Objections based on failure to conform with law or rule of court and insufficient specificity are sustained.

#### **Count II – Nuisance:**

Defendant's Preliminary Objection based on legal insufficiency (demurrer) is overruled.

Defendant's Preliminary Objections based on failure to conform with law or rule of court and insufficient specificity are sustained.

#### **Count III – Breach of Restrictive Covenants:**

Defendant's Preliminary Objections based on failure to conform with law or rule of court, insufficient specificity, and legal insufficiency (demurrer) are sustained.

#### **Count IV – Declaratory and Injunctive Relief:**

Defendant's Preliminary Objections based on failure to conform with law or rule of court, insufficient specificity, and legal insufficiency (demurrer) are sustained.

Plaintiffs' Amended Complaint is hereby dismissed without prejudice. Plaintiffs are granted twenty (20) days to file an Amended Complaint.

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<sup>1</sup> The only named Defendant in this case is Lake Meade Property Owners Association, Inc., a corporate entity.

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1882 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1882  
M & T BANK

vs.

GEOFFREY A. CHILDS &  
DENISE M. CHILDS

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN UNION TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED, LIMITED AND DESCRIBED IN DEED BOOK 3347 PAGE 104.

TITLE TO SAID PREMISES BEING VESTED IN GEOFFREY A. CHILDS AND DENISE M. CHILDS BY DEED FROM JOSEPH A. MYERS DATED SEPTEMBER 29, 2003 AND RECORDED ON OCTOBER 17, 2003 IN THE OFFICE OF THE RECORDER OF ADAMS COUNTY, PENNSYLVANIA IN DEED BOOK 3347 PAGE 104.

20 CLOVER DRIVE  
LITTLESTOWN, PA 17340  
UNION TOWNSHIP

Parcel No.: 41-003-0119-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$386,257.81  
Plus costs

Attorneys for Plaintiff  
MCCABE WEISBERG & CONWAY

SEIZED and taken into execution as the property of **Geoffrey A. Childs & Denise M. Childs** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1757 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1757

WELLS FARGO BANK N.A. S/B/M  
WELLS FARGO HOME MORTGAGE  
INC.

vs.

LISA C. BEVENOUR &  
JAMES SPEALMAN

20 N. SIXTH STREET  
MCSHERRYSTOWN, PA 17344  
MCSHERRYSTOWN BOROUGH

Parcel No.: 28-005-0160-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$63,399.51  
Plus costs

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Lisa C. Bevenour & James Spealman** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1138 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1138

WELLS FARGO BANK NA  
vs.

GARY R. COLEMAN &  
ANNA T. COLEMAN

71 CROUSE PARK  
LITTLESTOWN, PA 17340  
LITTLESTOWN BOROUGH

Parcel No.: 27-005-0141-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$132,129.58  
Plus costs

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Gary R. Coleman & Anna T. Coleman** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1646 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1646

WELLS FARGO BANK NA

vs.

WILLIAM R. COLVARD III &  
MARIE E. COLVARD a/k/a  
MARIE ELENA COLVARD  
705 KNOXLYN ROAD  
GETTYSBURG, PA 17325  
HIGHLAND TOWNSHIP

Parcel No.: 20-E12-0110-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$169,895.98

Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **William R. Colvard III & Marie E. Colvard a/k/a Marie Elena Colvard** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2145 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-2145

EVERBANK

vs.

CRAIG B. FELKER &  
PATRICIA I. FELKER  
5 TRENTON COURT  
LITTLESTOWN, PA 17340  
LITTLESTOWN BOROUGH  
Parcel No.: 27-010-0020-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$186,628.16

Plus costs

Attorneys for Plaintiff

SHAPIRO & DENARDO, LLC

SEIZED and taken into execution as the property of **Craig G. Felker & Patricia I. Felker** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1607 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1607

PNC BANK NATIONAL ASSOCIATION

vs.

ROBERT J. FLEMING  
1450 OLD CARLISLE ROAD  
ASPERS, PA 17304  
BUTLER TOWNSHIP

Parcel No.: 07-G06-0042-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$112,373.63

Plus costs

Attorneys for Plaintiff

TUCKER / ARENSBERG ATTORNEYS

SEIZED and taken into execution as the property of **Robert J. Fleming** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1746 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1746

IB PROPERTY HOLDINGS

vs.

ANN F. FUHRMAN &  
RANDAL E. FUHRMAN

2310 STORMS STORE ROAD  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-J12-0067A-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$100,055.93  
Plus costs

Attorneys for Plaintiff

POWERS, KIRN & JAVARDIAN, LLC

SEIZED and taken into execution as the property of **Ann F. Fuhrman & Randal E. Fuhrman** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1847 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1847

US BANK N.A.

vs.

MICHAEL P. HARTMAN &  
DAYNA L. HARTMAN

665 HANOVER STREET  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-K12-0032C-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$264,807.53  
Plus costs

Attorneys for Plaintiff

ZUCKER GOLDBERG &  
ACKERMAN LLC

SEIZED and taken into execution as the property of **Michael P. Hartman & Dayna L. Hartman** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-243 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-243

PHH MORTGAGE CORPORATION

vs.

KATHLEEN GLENN

53 FRUITWOOD TRAIL  
FAIRFIELD, PA 17320  
CARROLL VALLEY BOROUGH

Parcel No.: 43-041-0078-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$215,423.45  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Kathleen Glenn** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1396 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1396

FLAGSTAR BANK FSB

vs.

JESSICA L. JACOBSON &  
NICHOLAS J. JACOBSON

ALL THAT CERTAIN TRACT OF LAND SITUATE IN READING TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED IN DEED DATED MAY 19, 2006 AND RECORDED JUNE 1, 2006 IN DEED BOOK 4437, PAGE 149.

TITLE TO SAID PREMISES IS VESTED IN JESSICA L. JACOBSON AND NICHOLAS J. JACOBSON BY DEED FROM PAULINE FORBES AND JAY FORBES DATED MAY 19, 2006 AND RECORDED JUNE 1, 2006 IN DEED BOOK 4437, PAGE 149.

10 E. WELL DRIVE  
EAST BERLIN, PA 17316  
READING TOWNSHIP

Parcel No.: 36-102-0053-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$215,462.61  
Plus costs

Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY

SEIZED and taken into execution as the property of **Jessica L. Jacobson & Nicholas J. Jacobson** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1347 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1347

US BANK NA

vs.

JAMES P. HENNING a/k/a JAMES  
PRESTON HENNING &  
GLORIA J. HENNING

4006 YORK ROAD  
NEW OXFORD, PA 17350  
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-111-0039N-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$147,768.04  
Plus costs

Attorneys for Plaintiff

POWERS, KIRN, & JAVARDIAN, LLC

SEIZED and taken into execution as the property of **James P. Henning a/k/a James Preston Henning & Gloria J. Henning** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1595 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1595

WELLS FARGO BANK NA

vs.

FRED D. HULL & MICHELE L. HULL

105 OLD LOG HOUSE ROAD  
EAST BERLIN, PA 17316  
READING TOWNSHIP

Parcel No.: 36-K06-0043-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$257,144.40  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Fred D. Hull & Michele L. Hull** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1012 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1012

US BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR THE C-BASS  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2006-CB2  
vs.

JOHN DAVID LOGAN &  
LISA DAWN LOGAN  
22 MAPLE STREET  
GETTYSBURG, PA 17325  
BONNEAUVILLE BOROUGH  
Parcel No.: 06-005-0063-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$227,054.73  
Plus costs

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **John David Logan &  
Lisa Dawn Logan** 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 April 15, 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 prop-  
erty 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1368 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1368

CITIMORTGAGE, INC.  
vs.

DEBORAH A. KEENEY  
108 + 110 FRANKLIN STREET  
FAIRFIELD, PA 17320  
FAIRFIELD BOROUGH  
Parcel No.: 11-005-0023-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$169,700.81  
Plus costs

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **Deborah A. Keeney** 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 April 15, 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 prop-  
erty 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1329 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1329

GMAC MORTGAGE LLC  
vs.

DOUGLAS A. LAWVER  
1450 MASON-DIXON ROAD  
GETTYSBURG, PA 17325  
CUMBERLAND TOWNSHIP  
Parcel No.: 09-F18-0035-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$293,094.98  
Plus costs

Attorneys for Plaintiff  
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as  
the property of **Douglas A. Lawver** 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 April 15, 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 prop-  
erty 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1546 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1546

HSCB MORTGAGE CORPORATION

vs.

RYAN D. MEGONNELL

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN MT. JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, BOUNDED AND MORE FULLY DESCRIBED IN DEED DATED OCTOBER 31, 2005 AND RECORDED NOVEMBER 8, 2005 IN DEED BOOK 4199, PAGE 123.

TITLE TO SAID PREMISES IS VESTED IN RYAN D. MEGONNELL BY DEED FROM EDWARD T. FOLLIN JR., WIDOWER, DATED OCTOBER 31, 2005 AND RECORDED NOVEMBER 8, 2005 IN DEED BOOK 4199, PAGE 123.

1055 HOFFMAN HOME ROAD

LITTLESTOWN, PA 17340

MOUNT JOY TOWNSHIP

Parcel No.: 30-H17-0016-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$321,791.46

Plus costs

Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY

SEIZED and taken into execution as the property of **Ryan D. Megonnell** 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 April 15, 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.

2/25, 3/4 & 11

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1210 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1210

US BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR CREDIT SUISSE  
FIRST BOSTON MBS HEAT 2004-2.

vs.

LILLIAN LOUBIER F/K/A

LILLIAN M. ARMON

40 CLINES CHURCH ROAD

ASPERS, PA 17304

MENALLEN TOWNSHIP

Parcel No.: 29-F05-0009D-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$304,433.40

Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Lillian Loubier f/k/a Lillian M. Armon** 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 April 15, 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.

2/18, 25 & 3/4

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1716 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1716

JP MORGAN MORTGAGE  
ACQUISITION CORPORATION

vs.

JEFFREY W. MONGAN &

CHRISTINA M. MONGAN

30 SUNSHINE LANE

FAYETTEVILLE, PA 17222

HAMILTONBAN TOWNSHIP

Parcel No.: 18-A12-0014B-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$178,553.76

Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Jeffrey W. Mongan & Christina M. Mongan** 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 April 15, 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.

2/25, 3/4 & 11



SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1829 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1829

WELLS FARGO BANK NA  
vs.

JOEL W. MYERS, SR. &  
SHELLY E. MYERS

1 CHINKAPIN DRIVE a/k/a  
1 CHINKAPIN DRIVE, LOT 4  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-003-0061-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$131,227.05  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Joel W. Myers, Sr. & Shelly E. Myers** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-784 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-784

BRANCH BANKING AND TRUST  
COMPANY

vs.

DANIEL K. PUCKETT &  
SHERRY L. PUCKETT

120 BENDERS CHURCH ROAD  
BIGLERVILLE, PA 17307-9666  
BUTLER TOWNSHIP

Parcel No.: 07-F08-0083B-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$176,413.21  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Daniel K. Puckett & Sherry L. Puckett** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1868 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1868

WELLS FARGO BANK NA  
vs.

DARRELL L. PRIEST

18 CHARLESTOWN COURT  
LITTLTOWN, PA 17340  
LITTLTOWN BOROUGH

Parcel No.: 27-010-0054-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$210,189.89  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Darrell L. Priest** 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 April 15, 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.

2/25, 3/4 & 11

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-193 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-193

ACNB BANK F/K/A ADAMS COUNTY  
NATIONAL BANK

vs.

TALEX ENTERPRISES, A PA  
GENERAL PARTNERSHIP

400 MAIN STREET  
YORK SPRINGS, PA 17372  
YORK SPRINGS BOROUGH

Parcel No.: 42-002-0040-000

IMPROVEMENTS THEREON:  
COMMERCIAL BUILDING

JUDGMENT AMOUNT: \$966,139.49  
Plus costs

Attorneys for Plaintiff

PUHL, EASTMAN & THRASHER

SEIZED and taken into execution as the property of **Talex Enterprises, A PA General Partnership** 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 April 15, 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.

2/25, 3/4 & 11

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1969 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1969

WELLS FARGO BANK NA SBM TO  
WELLS FARGO HOME MORTGAGE  
INC.

vs.

TIFFANIE L. SHIFFLETT  
37 CEDARFIELD DRIVE  
GETTYSBURG, PA 17325  
BONNEAUVILLE BOROUGH

Parcel No.: 06-009-0130-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$189,231.62  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Tiffanie L. Shifflett** 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 April 15, 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.

2/25, 3/4 & 11

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1127 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1127

ONEWEST BANK FSB  
vs.

SHERMAN E. SNYDER  
7027 CHAMBERSBURG ROAD  
ORRTANNA, PA 17222  
FRANKLIN TOWNSHIP

Parcel No.: 12-A09-0004-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$151,615.15  
Plus costs

Attorneys for Plaintiff

UDREN LAW OFFICES

SEIZED and taken into execution as the property of **Sherman E. 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 April 15, 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.

2/25, 3/4 & 11

**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 ESTHER B. BASEHOAR, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Douglas A. Basehoar, 3473 Lyon Park Court, Woodbridge, VA 22192

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

**ESTATE OF DANIEL H. DOXZEN, SR., DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executor: Daniel H. Doxzen, Jr., 6333 Mayapple Place, Alexandria, VA 22312

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

**ESTATE OF WILLIAM F. HEFLIN, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Randal H. Heflin, 298 Thomas Dr., Gettysburg, PA 17325; Luann P. Light, 170 Longstreet Drive, Gettysburg, PA 17325

**ESTATE OF DARLENE R. MITCHEM, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Edward A. Mitchem, Jr., c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

Attorney: Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

**ESTATE OF DAVID BRYAN RUFF, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administrators: Francis W. Ruff and Emily D. Ruff, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

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

**ESTATE OF HELEN G. SHETLER, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Administrator: John D. Kuhn, 136 Artillery Dr., Gettysburg, PA 17325

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

**SECOND PUBLICATION****ESTATE OF MINTA S. DEARDORFF, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Frank E. Graham, Jr., 26 Carriage Hill Drive, Hagerstown, MD 21742; Judith Ann Hay, 455 Guernsey Road, Biglerville, PA 17307; Rhonda Renee Deardorff, 5 Edward Ct., Orttanna, PA 17353

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF JENNIE M. GARDNER, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Linda K. Williams, 608 Campbell Road, York, PA 17402

Attorney: Jeffery M. Cook, Esq., 234 Baltimore St., Gettysburg, PA 17325

**ESTATE OF KATHY M. GARDNER, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Administratrix: Susan B. Lerew, 367 Latimore Valley Road, York Springs, PA 17372

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

**ESTATE OF JERE R. HOLMAN, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Chad Holman, 712 Parkside Boulevard, Claymont, DE 19703

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

**ESTATE OF WARD L. MILLER, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Wendy Glacken, 177 West Imperial Drive, Aspers, PA 17304

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

**ESTATE OF CLARICE F. SHOEMAKER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Greg Hurda, 120 Liberty Lane, P.O. Box 252, Bendersville, PA 17306

Attorney: Phillips & Phillips, 101 West Middle St., Gettysburg, PA 17325

**ESTATE OF CORY MICHAEL WILLIAM VOS, DEC'D**

Late of Freedom Township, Adams County, Pennsylvania

Barbara Jo Vos, 3430 Emmitsburg Road, Gettysburg, PA 17325

**THIRD PUBLICATION****ESTATE OF ROBERTA McDOWELL, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: John Prohovich, Sr., 2341 Millville Avenue, Millville, NJ 08332

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

**ESTATE OF BOBBY E. McMANUS a/k/a ROBERT McMANUS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Hilda Gail McManus, 5615 Pioneer Drive, Baltimore, MD 21214

**ESTATE OF ELIZABETH MAE MYERS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: PNC Bank National Association, successor by merger to Sterling Financial Trust Company, Bank of Hanover, 4242 Carlisle Pike, P.O. Box 308, Camp Hill, PA 17011

Attorney: Wendy Weikal-Beauchat, Esq., 63 West High St., Gettysburg, PA 17325

**ESTATE OF GARY L. SMITH, DEC'D**

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

Administrator: Bryan E. Smith, 127 W. Harrisburg St., Dillsburg, PA 17019

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

**ESTATE OF RUTH A. WEAVER, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Susan G. Topper, c/o Linda S. Siegle, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

Attorney: Linda S. Siegle, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1743 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1743

PHH MORTGAGE CORPORATION  
F/K/A PHH MORTGAGE SERVICES

vs.

JOYCE WALKER LAMIDI a/k/a  
JOYCE M. WALKER

11 PONTIAC PLACE a/k/a  
11 PONTIAC PLACE, LOT 103  
HANOVER, PA 17331  
CONEWAGO TOWNSHIP

Parcel No.: 08-011-0023-000

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$90,699.54  
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Joyce Walker Lamidi a/k/a Joyce M. Walker** 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 April 15, 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.

2/25, 3/4 & 11

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1957 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of March, 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-1957

GRAYSTONE BANK

vs.

GEORGE S. ZIMMERMAN &  
MARGARET S. ZIMMERMAN

0 YORK ROAD  
NEW OXFORD, PA 17350  
OXFORD TOWNSHIP

Parcel No.: 35-J11-0121-000

IMPROVEMENTS THEREON: LAND

JUDGMENT AMOUNT: \$334,736.44  
Plus costs

Attorneys for Plaintiff

KORNFIELD AND BENCHOFF, LLP

SEIZED and taken into execution as the property of **George S. Zimmerman & Margaret S. Zimmerman** 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 April 15, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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2/25, 3/4 & 11

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA  
NO. 10-S-1007

CITIMORTGAGE, INC.

vs.

JENNIFER L. TYLER & GARY W. TYLER

NOTICE TO: JENNIFER L. TYLER & GARY W. TYLER

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

Being Premises: 120 WAGNER ROAD,  
FAYETTEVILLE, PA 17222-8323

Being in FRANKLIN Township, County of  
ADAMS Commonwealth of Pennsylvania  
Parcel Number 1: 12A10-0018--000

Improvements consist of residential  
property.

Sold as the property of JENNIFER L.  
TYLER & GARY W. TYLER

Your house (real estate) at 120 WAGNER ROAD, FAYETTEVILLE, PA 17222-8323 is scheduled to be sold at the Sheriff's Sale on APRIL 29, 2011 at 10:00 A.M., at the ADAMS County Courthouse to enforce the Court Judgment of \$130,225.97 obtained by, CITIMORTGAGE, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney for Plaintiff

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## INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about February 8, 2011, for the incorporation of NEW HOPE FAITH COMMUNITY under the Pennsylvania Business Corporation Law of 1988. The corporation shall engage in the business of Religion, together with any legal function of a corporation under PA law. The initial registered office of the corporation is 269 High St. Abbottstown, PA 17301.

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