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LETO VS. S & A

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-340 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-340

US BANK NATION ASSOCIATION
vs.

ANGELA D. BUBCZYK & ANTHONY V.
BUBCZYK a/k/a ANTHONY V.
BUBCZYK JR. & LARRY A.
BOLLINGER a/k/a LARRY A.
BOLLINGER

47 GETTYSBURG COURT
LITTLESTOWN, PA 17340

LITTLESTOWN BOROUGH

Parcel No.: 27 014-0021-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$205,022.12

Attorneys for Plaintiff
SHAPIRO & DENARDO, LLC

SEIZED and taken into execution as the property of **Angela D. Bubczyk & Anthony V. Bubczyk a/k/a Anthony V. Bubczyk, Jr.** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-824 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-824

PNC MORTGAGE
vs.

ALISON ANDERSON &
ROBERT J. ANDERSON

127 JANET TRAIL
FAIRFIELD, PA 17320
CARROLL VALLEY BOROUGH

Parcel No.: 43-028-0072-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$277,754.00

Attorneys for Plaintiff
GOLDBECK MCCAFFERTY &
MCKEEVER

SEIZED and taken into execution as the property of **Alison Anderson & Robert J. Anderson** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-840 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-840

HSBC MORTGAGE CORPORATION
vs.

THOMAS CAREY

1044 NORTH BROWNS DAM DRIVE
NEW OXFORD, PA 17350
READING TOWNSHIP

Parcel No.: 36 K08-0009-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$169,672.13

Attorneys for Plaintiff
UDREN LAW OFFICES P.C.

SEIZED and taken into execution as the property of **Thomas Carey** 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 December 10, 2010, 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.

10/8, 15 & 22

LETO VS. S & A

1. Because Plaintiffs' brief was untimely filed, Defendant had the opportunity to praecipe this Court to grant the preliminary objections. No praecipe was filed prior to the filing of Plaintiffs' brief, nor since. Accordingly, the Court deems the opportunity to praecipe waived.

2. Where doubt exists as to whether a preliminary objection in the nature of a demurrer should be sustained, this doubt should be resolved in favor of overruling it.

3. The purchase or lease of a home, condominium, or apartment for residential purposes comes under the protections of the UTPCPL.

4. An act or a practice is deceptive or unfair under the UTPCPL if it has the capacity or tendency to deceive. The traditional elements of common law fraud must be pled in conjunction with claims made under the UTPCPL.

5. The legislative history of the UTPCPL indicated no intent to do away with the traditional pleading requirements of common law fraud. Pleadings must place a defendant on notice of the claims he will have to defend against.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 09-S-813, LOUIS LETO & ELIZABETH LETO VS. S & A CUSTOM BUILT HOMES, INC.

Gerard E. Rickards, Esq., for Plaintiffs

Kathryn L. Simpson, Esq., for Defendant

Bigham, J., March 19, 2010

OPINION

STATEMENT OF FACTS

Defendant, S&A Custom Built Homes, Inc., represented by Kathryn L. Simpson, Esquire, is the developer for Cannon Ridge. Plaintiffs, Louis and Elizabeth Leto, represented by Girard E. Rickards, Esquire, entered into a written agreement with Defendant for the purchase of one of Cannon Ridge's premium lots, located at 36 Sabre Circle, Gettysburg, Pennsylvania, and the construction of a home upon the lot. Closing occurred on December 16, 2004, and the Plaintiffs moved into their new house.

When the Plaintiffs moved into the 36 Sabre Circle property, the surrounding ground was flat and level. In March of 2005, Defendant began grading the lots surrounding the Plaintiffs' lot, in order to create storm water drainage. Subsequently, water flowed from these surrounding lots onto the Plaintiffs' lot and pooled around the house. The Plaintiffs' house flooded on April 2, 2005, and Defendant replaced the sump pump. Again on March 2, 2007 and March 5, 2008, the Plaintiffs' house flooded. The Plaintiffs installed new sump

pumps, a back-up generator, re-graded the back yard and installed a French drain system, so that the house no longer floods. Though the house no longer floods, the back and side yards are often soggy with standing water.

A Writ was issued on or about May 26, 2009, and the Plaintiffs filed a Complaint on November 20, 2009. On December 10, 2009, Defendant filed preliminary objections, namely that Count III, claiming violation of the Pennsylvania Unfair Trade Practices and Consumer Protection Law, and Count IV, claiming violation of the Magnusson-Moss Warranty Act, of the Complaint should be dismissed for failure to state a claim upon which relief can be granted. Defendant's Brief in Support of the Preliminary Objections was filed on December 16, 2009. The Plaintiffs' Brief in Opposition to Defendant's Preliminary Objections was filed on January 6, 2010, untimely by one day.

DISCUSSION

Adams County Rule of Civil Procedure 1028(c)(2) provides:

"If a supporting brief is filed by the petitioner, the respondent shall file a responsive brief within twenty (20) days after service of the supporting brief. Any party who fails to file a responsive brief shall be deemed not to oppose the objections. Upon praecipe, the Court will enter an Order granting the preliminary objections except that no civil action or proceeding shall be dismissed with prejudice for failure to comply."

Adams C.Civ.R.1028(c)(2). Defendant's Brief in Support was filed and served on December 16, 2009. Twenty (20) days from that date was January 5, 2010. Plaintiff's Brief in Opposition was filed on January 6, 2010. Because Plaintiffs' brief was untimely filed, Defendant had the opportunity to praecipe this Court to grant the preliminary objections. No praecipe was filed prior to the filing of Plaintiffs' brief, nor since. Accordingly, the Court deems the opportunity to praecipe waived, and will consider Plaintiffs' arguments.

I. FAILURE TO STATE A CLAIM UNDER THE UNFAIR TRADE PRACTICES AND CONSUMER PROTECTION LAW

Defendant objects to the Plaintiffs' Complaint Count III for failing to identify the statutory theory under which an alleged violation

of the Unfair Trade Practices and Consumer Protection Law (UTPCPL) occurred and for failing to plead the elements of common law fraud, which Defendant claims are required under the UTPCPL's catchall provision. Defendant alleges that such omission is a failure to state a claim upon which relief can be granted according to Pennsylvania Rule of Civil Procedure 1028(a)(4).

When considering preliminary objections, all material facts set forth in the challenged pleadings, as well as any inferences reasonably deducible therefrom, are admitted as true. *Hykes v. Hughes*, 835 A.2d 382, 383 (Pa. Super. 2003). Preliminary objections that assert a pleading is legally insufficient may only be sustained where "it appears with certainty that the law permits no recovery under the allegations pleaded." *Green v. Mizner*, 692 A.2d 169, 172 (Pa. Super. 1997). Where doubt exists as to whether a preliminary objection in the nature of a demurrer should be sustained, this doubt should be resolved in favor of overruling it. *MacElree v. Philadelphia Newspapers, Inc.*, 544 Pa. 117, 674 A.2d 1050, 1056 (1996).

The purchase or lease of a home, condominium, or apartment for residential purposes comes under the protections of the UTPCPL. *Commonwealth v. Percudani*, 844 A.2d 35 (Pa. Cmwlth. Ct. 2004) (reconsideration and reargument *en banc* denied). The UTPCPL is to be construed liberally to effectuate its objective of protecting consumers of the state from fraud and unfair or deceptive business practices. *Com ex rel. Corbett v. Peoples Benefit Services, Inc.*, 923 A.2d 1230, 1236 (Pa. Cmwlth. Ct. 2007); *Wallace v. Pastore*, 742 A.2d 1090 (Pa. Super. 1999), *appeal denied* 764 A.2d 1071, 564 Pa. 713; *Keller v. Volkswagen of America, Inc.*, 733 A.2d 642 (Pa. Super. 1999); *Culbreth v. Lawrence J. Miller, Inc.*, 477 A.2d 491 (Pa. Super. 1984).

"Unfair methods of competition and unfair or deceptive acts or practices in the conduct of any trade or commerce as defined by subclauses (i) through (xxi) of clause (4) of section 2 of this act and regulations promulgated under section 3.1 of this act are hereby declared unlawful." 73 P.S. § 201-3 (2009). Section 201-2(4) of this Act provides in pertinent part:

"Unfair methods of competition and unfair or deceptive acts or practices mean any one or more of the following:

- ...(vii) Representing that goods or services are of a particular standard, quality or grade, or that goods are of a particular style or model, if they are of another;...
- (xiv) Failing to comply with the terms of any written guarantee or warranty given to the buyer at, prior to or after a contract for the purchase of goods or services is made;...
- (xxi) Engaging in any other fraudulent or deceptive conduct which creates a likelihood of confusion or of misunderstanding.”

73 P.S. § 201-2(4) (2009). An act or a practice is deceptive or unfair under the UTPCPL if it has the capacity or tendency to deceive. *Corbett* at 1236.

Further, the underlying purpose of the UTPCPL is to prevent fraud. *Toy v. Metropolitan Life Insurance Company*, 928 A.2d 186, 202 (Pa. 2007). The traditional elements of common law fraud must be pled in conjunction with claims made under the UTPCPL. *Id.* The elements of common law fraud are: (1) material misrepresentation, (2) made with knowledge of its falsity or recklessness as to whether it is true or false, (3) with the intent of misleading another into reliance, (4) justifiable reliance on the misrepresentation, and (5) injury proximately caused by the reliance. *Gibbs v. Ernst*, 647 A.2d 882, 889 (Pa. 1994).

The court in *Toy* reasoned that the legislative history of the UTPCPL indicated no intent to do away with the traditional pleading requirements of common law fraud. *Toy* at 202. Pleadings must place a defendant on notice of the claims he will have to defend against. *Percudani* at 48.

Defendant argues that the Plaintiffs failed to identify the statutory theory under which a violation of the UTPCPL occurred and failed to plead the elements of common law fraud. The complaint omits citation to specific sections of the UTPCPL, yet names the law and alleges facts applicable to some of the elements of the law itself. *Complaint* ¶¶ 26-27. Though some of the averments in the complaint meet some of the elements of the UTPCPL, i.e. representation of the lot as “premium” and the lot being substandard, these assertions alone do not provide enough information to put Defendant on notice about the specific claims it will have to defend.

There is no indication that Defendant will have to defend against common law fraud because the complaint lacks any of the requisite allegations of common law fraud. Further, Defendant is not on notice of which section of the UTPCPL was allegedly violated and will have to be defended because no statutory section was pled. Since the purpose of pleadings is to put the defending party on notice of the claims it will have to defend against and no specific statutory section of the UTPCPL nor elements of common law fraud were pled, the Plaintiffs' claim under the UTPCPL is deficient.

II. FAILURE TO STATE A CLAIM UNDER THE MAGNUSSON-MOSS WARRANTY ACT

Defendant preliminarily objected to the Plaintiffs' Complaint Count IV for claiming a violation of the Magnusson-Moss Warranty Act (MMWA). Defendant argued that no relief could be granted under the claim because the MMWA applies only to warranties of consumer products and excludes real property. Upon review of Defendant's preliminary objections, the brief in support, and applicable statutory and case law, the Plaintiffs have conceded that the MMWA does not apply to the purchase of real estate.

In consideration of the foregoing reasons, the Plaintiffs did not state a claim for which relief can be granted under either the UTPCPL or the MMWA. Therefore, the Plaintiffs' Count III will be dismissed without prejudice and Count IV will be dismissed with prejudice.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-346 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-346

RBS CITIZENS, N.A. F/K/A CITIZENS
BANK, N.A. S/B/M TO CCO
MORTGAGE CORP.
vs.

MICHAEL C. CARROLL, JR & NICOLE
M. CARROLL a/k/a NICOLE M.
STRAWDER

460 SOUTH COLUMBUS AVENUE
LITTLESTOWN, PA 17340
LITTLESTOWN BOROUGH

Parcel No.: 27 011-0190-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$162,273.70

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLC

SEIZED and taken into execution as the property of **Michael C. Carroll & Nicole M. Carroll a/k/a Nicole M. Strawder** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1834 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-1834

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

ARTHUR G. CEASE &
KIMBERLEE A. CEASE

94 BOYD'S HOLLOW ROAD
BIGLERVILLE, PA 17307
MENALLEN TOWNSHIP

Parcel No.: 29 C06-0043C-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$136,013.76

Attorneys for Plaintiff

MCCABE WEISBERG & CONWAY, PC

SEIZED and taken into execution as the property of **Arthur G. Cease & Kimberlee A. Cease** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1140 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-1140

DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

OTIS K. COMSTOCK, SR.

275 BOLLINGER ROAD
LITTLESTOWN, PA 17340
GERMANY TOWNSHIP

Parcel No.: 15 J18-0091-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$263,539.14

Attorneys for Plaintiff

DANIEL MANCINI AND ASSOCIATES

SEIZED and taken into execution as the property of **Otis K. Comstock, Sr.** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1125 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-1125

US BANK NA

vs.

JUDY J. DOWNS &
JEFFREY S. DOWNS

32 JACOBS TRAIL
FAIRFIELD, PA 17320
CARROLL VALLEY BOROUGH

Parcel No.: 43 017-0104-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$258,924.93

Attorneys for Plaintiff
GOLDBECK MCCAFFERTY &
MCKEEVER

SEIZED and taken into execution as the property of **Judy J. Downs & Jeffrey S. Downs** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1618 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-1618

DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

JANET M. DUTKA

167 PARK STREET
ASPERS, PA 17304
BENDERSVILLE BOROUGH

Parcel No.: 03 004-0033-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$122,496.42

Attorneys for Plaintiff
DANIEL MANCINI & ASSOCIATES

SEIZED and taken into execution as the property of **Janet M. Dutka** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1268 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-1268

LEHMAN BROTHERS BANK, FSB
vs.

IDRISSA DIARRA

41 SPRINGFIELD DRIVE
NEW OXFORD, PA 17350
HAMILTON TOWNSHIP

Parcel No.: 17 K09-0101-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$417,287.40

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG LLC

SEIZED and taken into execution as the property of **Idrissa Diarra** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-396 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-396

BENEFICIAL CONSUMER DISCOUNT
COMPANY

vs.

ROBERT M. FOWLER &
DIANE L. FOWLER

6810 OLD HARRISBURG ROAD
YORK SPRINGS, PA 17372
HUNTINGTON TOWNSHIP

Parcel No.: 22 105-0003A-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$186,260.68

Attorneys for Plaintiff

UDREN LAW OFFICES PC

SEIZED and taken into execution as the property of **Robert M. Fowler & Diane L. Fowler** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1876 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-1876

CHASE HOME FINANCE LLC
vs.

RICHARD W. FISHEL &
NICOLE C. FISHEL

1275 BRAGGTOWN ROAD
DILLSBURG, PA 17019
LATIMORE TOWNSHIP

Parcel No.: 23-K03-0010-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$100,038.30

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Richard W. Fishel & Nicole C. Fishel** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-779 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-779

NEW YORK COMMUNITY BANK
vs.

DEBORAH E. ENSOR

6411 OLD HARRISBURG ROAD
YORK SPRINGS, PA 17372
HUNTINGTON TOWNSHIP

Parcel No.: 22 105-0037-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$157,484.72

Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY, P.C.

SEIZED and taken into execution as the property of **Deborah E. Ensor** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-544 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-544

BANK OF HANOVER AND TRUST
COMPANY

vs.

GETTYSBURG LODGE NO. 1045 OF
THE BENEVOLENT AND
PROTECTIVE ORDER OF ELKS OF
THE UNITED STATES OF AMERICA

37 NORTH 4TH STREET
GETTYSBURG, PA 17325
GETTYSBURG BOROUGH

Parcel No.: 16 008-0020C-000

IMPROVEMENTS THEREON:
LAND & BUILDING

JUDGMENT AMOUNT: \$624,924.32

Attorneys for Plaintiff

BUCHANAN INGERSOLL &
ROONEY PC

SEIZED and taken into execution as
the property of **Gettysburg Lodge No.
1045 Of The Benevolent And
Protective Order Of Elks Of The
United States Of America** 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 December 10,
2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-199 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-199

HSBC MORTGAGE CORPORATION
vs.

JESSICA HELT &
FRANK W. VECERA III

49 HEMLOCK DRIVE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08 023-0106-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$218,699.83

Attorneys for Plaintiff

GOLDBECK MCCAFFERTY &
MCKEEVER

SEIZED and taken into execution as
the property of **Jessica Helt & Frank W.
Vecera III** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND
CLAIMANTS: You are notified that a
schedule of distribution will be filed by the
Sheriff in his office on December 10,
2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-170 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-170

DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

SHERMAN HILL II &
JESSICA S. WETZEL

235 M STREET
LITTLESTOWN, PA 17340
LITTLESTOWN BOROUGH

Parcel No.: 27 011-0055-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$185,342.75

Attorneys for Plaintiff

UDREN LAW OFFICES, PC

SEIZED and taken into execution as
the property of **Sherman Hill II &
Jessica S. Wetzel** 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 December 10,
2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-808 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-808

WELLS FARGO BANK NA
vs.

DAVID L. HYNSON & DEBRA J.
HYNSON a/k/a DEBRA J. VACK-
HYNSON

4 HARRISON DRIVE
EAST BERLIN, PA 17316
READING TOWNSHIP

Parcel No.: 36 105-0083-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$188,522.25

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

SEIZED and taken into execution as the property of **David L. Hynson & Debra J. Hynson a/k/a Debra J. Vack-Hynson** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-254 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-254

BANK OF AMERICA NATIONAL
ASSOCIATION

vs.
LESTER D. HORST &
BECKY A. HORST

95 LEEDY ROAD
GETTYSBURG, PA 17325
STRABAN TOWNSHIP

Parcel No.: 38-G09-0042C-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$400,575.40

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Lester D. Horst & Becky A. Horst** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-839 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-839

HEADLANDS ASSET MANAGEMENT
LLC

vs.
KRISTI E. KIME

111 OPOSSUM HILL ROAD
ASPERS, PA 17304
MENALLEN TOWNSHIP

Parcel No.: 29 F05-0127-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$166,222.05

Attorneys for Plaintiff
UDREN LAW OFFICES, PC

SEIZED and taken into execution as the property of **Kristi E. Kime** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-972 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-972

EASTERN SAVINGS BANK FSF
vs.

BRIAN EUGENE KINARD &
MICHELLE R. KINARD

17 SHERMAN DRIVE
EAST BERLIN, PA 17316
READING TOWNSHIP

Parcel No.: 36 102-0043-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$177,518.87

Attorneys for Plaintiff
JAMES, SMITH, DIETTERICK &
CONNELLY, LLP

SEIZED and taken into execution as the property of **Brian Eugene Kinard & Michelle R. Kinard** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-884 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-884

PNC MORTGAGE
vs.

JAMES A. LAMBERT &
JOANNE A. LAMBERT

339 SOUTH QUEEN STREET
LITTLESTOWN, PA 17340
LITTLESTOWN BOROUGH

Parcel No.: 27 011-0072-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$195,543.41

Attorneys for Plaintiff
VITTI AND VITTI AND ASSOCIATES,
P.C.

SEIZED and taken into execution as the property of **James A. Lambert & Joanne A. Lambert** 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 December 10, 2010, 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.

10/8, 15 & 22

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-861 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-861

AMERICAN GENERAL FINANCIAL
SERVICES INC

vs.
GINA M. DEMARIA KOONTZ

103 HEMLOCK DRIVE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08 021-0071-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$26,713.82

Attorneys for Plaintiff
REAM, CARR, MARKEY & WOLOSCHIN
LLP

SEIZED and taken into execution as the property of **Gina M. Demaria Koontz** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on December 10, 2010, 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.

10/8, 15 & 22

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 JOAN M. BLACK, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Betty J. Wagaman, 222 1/2 York Street, Gettysburg, PA 17325; Carolyn A. Myers, 90 Brickcrafters Road, New Oxford, PA 17350

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

ESTATE OF ETHEL T. FEESER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Margaret Kahlbaugh, 240 S. Jefferson St., Hanover, PA 17331

ESTATE OF DEAN R. HOFFMAN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executrix: Doris R. Hoffman, c/o Wm. D. Schrack, III, Esq., 124 West Harrisburg St., Dillsburg, PA 17019

Attorney: Wm. D. Schrack, III, Esq., 124 West Harrisburg St., Dillsburg, PA 17019

ESTATE OF DELORES A. PETERS, DEC'D

Late of the Borough of Bendersville, Adams County, Pennsylvania

Executor: Steve Peters, 1058 SW McCracken Avenue, Port Saint Lucie, FL 34953

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, Attorneys at Law, 126 Baltimore St., Gettysburg, PA 17325

ESTATE OF GLENN W. PHILLIPS, SR. a/k/a GLENN WALTER PHILLIPS, SR., DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Glenn W. Phillips, Jr., 15 Sheridan Drive, Hanover, PA 17331

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

ESTATE OF ERNEST SILLIK, JR. a/k/a ERNEST VALENTINE SILLIK, JR., DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Executor: Donna Mae Sillik, 480 Old York Road, Wellsville, PA 17365

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

SECOND PUBLICATION**ESTATE OF CORINNE S. ACKERMAN, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Cyril A. Ackerman, Jr., 177 Longstreet Drive, Gettysburg, PA 17325

Attorney: Chester G. Schultz, Esq., 145 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARY G. HAMBERGER, DEC'D

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

Personal Representatives: John C. Hamberger, 49 Allen Dr., Hanover, PA 17331; Jo Anne Gulden, 120 Berlin Rd., New Oxford, PA 17350

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

THIRD PUBLICATION**ESTATE OF BEATRICE E. ANTHONY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Alice M. Stottlemeyer, 70 Sinclair Road, Red Lion, PA 17356

ESTATE OF RUTH L. BRADY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Scott E. Brady, c/o Bruce C. Bankenstein, Esq., 48 South Duke Street, York, PA 17401

Attorney: Bruce C. Bankenstein, Esq., 48 South Duke Street, York, PA 17401

ESTATE OF MARY LOUISE GROSS, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executors: Gregory L. Gross, 547 Ridge Avenue, McSherrystown, PA 17344; Jeffrey A. Gross, 311 Vincent Drive, McSherrystown, PA 17344

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

ESTATE OF CLARENCE W. HANSFORD, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Rebecca Hansford, 17 Colonial Drive, Gettysburg, PA 17325

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

ESTATE OF PAULINE C. LEILICH, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Donald A. Leilich, c/o Alan M. Cashman, Esq., 141 Broadway, Suite 230, Hanover, PA 17331

Attorney: Alan M. Cashman, Esq., 141 Broadway, Suite 230, Hanover, PA 17331

ESTATE OF ROSELLEN M. MILLER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Michael R. Wentz, 369 High Street, Souderton, PA 18964

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

ESTATE OF HELEN V. MITCHELL a/k/a HELEN VIRGINIA MITCHELL, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executors: Gail Lynne Wagaman, 750 Poplar Street, Hanover, PA 17331; Louis Eric Mitchell, 18 Dickenson Drive, Hanover, PA 17331; Denise Laclare Descheemaeker, 204 Lindy Avenue, York Springs, PA 17362

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF ROBERT E. SANDRUCK, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Norene E. Nolf, c/o Richard R. Reilly, Esq., 56 S. Duke Street, York, PA 17401-1402

Attorney: Richard R. Reilly, Esq., 56 S. Duke Street, York, PA 17401-1402

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1051 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-1051

BAC HOME LOANS SERVICING LP
vs.

ANNA M. LEISTER &
DANIEL SUMMERS

405 LUMBER STREET
LITTLESTOWN, PA 17340
LITTLESTOWN BOROUGH

Parcel No.: 27 006-0087-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$206,122.49

Attorneys for Plaintiff
GOLDBECK MCCAFFERTY &
MCKEEVER

SEIZED and taken into execution as
the property of **Anna M. Leister &
Daniel Summers** 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 December 10,
2010, 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.

10/15, 22 & 29

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-695 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of November, 2010, 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-695

US BANK NATIONAL ASSOCIATION
vs.

DARRELL J. LITTLE &
ELIZABETH A. LITTLE

44 LOCUST DRIVE
LITTLESTOWN, PA 17340
GERMANY TOWNSHIP

Parcel No.: 15 117-0020A-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$120,131.68

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Darrell J. Little &
Elizabeth A. Little** 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 December 10,
2010, 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.

10/15, 22 & 29

NOTICE

TO: Tina Marie Voss

A Petition has been filed asking the Court to put an end to all rights you have as parent to your child, Jessica Ann Webb, born 2/24/02. The Court has scheduled a Hearing for November 9, 2010, at 1:30 P.M. in Court Room No. 6, York County Judicial Center, 45 North George St., York, PA to terminate your parental rights. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and the Court may end your rights to your child without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service of the
York County Bar Association
York County Bar Center
137 East Market St.
York, PA 17401
Telephone: (717) 854-8755

Andrea Eveler Stanley, Esq.

10/8, 15 & 22

NOTICE

IS HEREBY GIVEN that the Township of Franklin, Adams County, Pennsylvania intends to hold a public hearing on a proposed zoning change to Adams County GIS Parcels 12C10-0053B—000 and 12C10-053BB—000 from Agricultural to Commercial, at the meeting of the Township Board of Supervisors scheduled for November 4, 2010 at 6:30 p.m. prevailing time at the Franklin Township Building at 55 Scott School Road, Orrtanna, 17353. The full text of the proposed Ordinance may be examined during general office hours at the above referenced Township Office. The Board of Supervisors intends to adopt the amendment at its meeting held on the same date and place beginning at 7:00 p.m.

10/15 & 22