

Adams County Legal Journal

Vol. 54

June 29, 2012

No. 7, pp. 47-55

IN THIS ISSUE

DAVIS VS. HOOD

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

Karen Arthur
*First Vice President
& Senior Trust Officer*



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

For more information or a free
consultation, please call 717.339.5062.



Securities and Insurance Products are: Not FDIC Insured • May Lose Value • Not Bank
Guaranteed • Not a Deposit • Not Insured by Any Federal Government Entity

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, John W. Phillips, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313. Telephone: (717) 334-1553

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.

All rights reserved.

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on May 9, 2012, for GIVE 1 FOR HOPE located at 56 Routsong Lane, Aspers, PA 17304. The name and address of each individual interested in the business is Ronald Lee Stitely, 56 Routsong Lane, Aspers, PA 17304. This was filed in accordance with 54 Pa. C.S. 311.

6/29

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
No. 12-S-545
Action in Ejectment

ADAMS COUNTY HABITAT FOR
HUMANITY, INC., Plaintiff

vs.

JACKIE W. WISE and SUE G. WISE,
Defendants

TO: Jackie W. Wise

A Judgment for possession of real property has been entered against you and in favor of the Plaintiff. The Court has issued a Writ of Possession which allows you to be removed from possession of the real property.

You may have legal rights to defeat the judgment or to prevent your being removed from the property or to regain possession of the property if you have been removed; if you did not voluntarily, intelligently and knowingly give up your constitutional right to notice and hearing prior to the entry of judgment; or if you have defenses or other valid objections to the judgment. ANY PETITION SEEKING RELIEF FROM THE JUDGMENT AND TO REGAIN POSSESSION MUST BE FILED WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

If you have been removed from the property without notice or the opportunity for a hearing, you may have a right to a prompt court hearing if you claim that you did not voluntarily, intelligently and knowingly give up your rights to

notice and hearing prior to the entry of the judgment. If you wish to exercise this right, you must immediately fill out and sign the request for hearing which accompanies the Writ of Possession and deliver it to the Sheriff of Adams County at the Adams County Courthouse, 111 Baltimore Street, Gettysburg, Pennsylvania.

YOU SHOULD TAKE THIS NOTICE 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.

COURT ADMINISTRATOR
Adams County Courthouse
Gettysburg, PA 17325
717-337-9846

Hartman & Yannetti
Gary E. Hartman, Esq.
Attorney for Plaintiffs
126 Baltimore Street
Gettysburg, PA 17325
717-334-3105

6/29

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on May 21, 2012, for K & J FARM MARKET located at 4 Irishtown Road, Hanover, PA 17331. The name and address of each individual interested in the business is Jason Michael Smith, 4 Irishtown Road, Hanover, PA 17331. This was filed in accordance with 54 Pa. C.S. 311.

6/29

NAME CHANGE NOTICE

Given that on the 15th of June 2012, the petitioner Jennell Keller, mother of minor Olivia Lee Erickson, was filed in the Court of Common Pleas of Adams County, Pennsylvania, on behalf of her praying to have her name changed to Olivia Lee Keller.

The court has affixed the 3rd of August 2012 at 8:30 a.m., in Courtroom No. 4 on the third floor of the Adams County Courthouse as the time and place for the hearing of said petition,

when and where all persons interested may appear and show cause, if any they have, why the wishes of said petition should not be granted for Olivia.

6/29

NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, July 6, 2012 at 8:30 a.m.

ROSENBERG—Orphan's Court Action Number OC-48-2012. The First and Final Account of Carole A. Schutz, Executrix of the Estate of Anne M. Rosenberg, deceased, late of Straban Township, Adams County, Pennsylvania.

MOREHEAD—Orphan's Court Action Number OC-60-2012. The First and Final Account of Peggy Ann Morehead Weems, Executrix of Carl Milton Morehead, deceased, late of Littlestown Borough, Adams County, Pennsylvania.

MOREHEAD—Orphan's Court Action Number OC-61-2012. The First and Final Account of Peggy Ann Morehead Weems, Executrix of Pearl Ethel Morehead, deceased, late of Littlestown Borough, Adams County, Pennsylvania.

SHILLING—Orphan's Court Action Number OC-113-2011. The First and Final Account of Lloyd W. Geer and LaRue J. Geer, Personal Representatives of Elizabeth Shilling, deceased, late of Oxford Township, Adams County, Pennsylvania.

TODT—Orphan's Court Action Number OC-68-2012. The First and Final Account of JoAnn McMaster, Executor of the Estate of Sarah A. Todt, deceased, late of Mt. Pleasant Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

6/22 & 29

DAVIS VS. HOOD

1. Pennsylvania's Uniform Foreign Money Judgment Recognition Act ("UFMJRA") provides that foreign judgment is enforceable in the same manner as the judgment of another state which is entitled to full faith and credit.

2. Under the UFMJRA, a foreign judgment is not conclusive, and therefore is unenforceable, if:

(1) the judgment was entered under a system which does not provide impartial tribunals or procedures compatible with the requirements of due process of law;

(2) the foreign court did not have personal jurisdiction over the defendant; or

(3) the foreign court did not have jurisdiction over the subject matter.

3. To determine if a defendant had sufficient minimum contacts with the forum, the defendant must have purposefully directed its activities to the forum and conducted itself in a manner indicating that it has availed itself of the forum's privileges and benefits so that it should also be subjected to the forum state's laws and regulations.

4. If a defendant possesses sufficient minimum contacts with the forum, a court must next determine if the exercise of personal jurisdiction comports with fair play and substantial justice.

5. Under the UFMJRA, even if a foreign judgment is conclusive, it need not be recognized under the UFMJRA if, in the case of jurisdiction based only on personal service, the foreign court was a seriously inconvenient forum for the trial of the action.

6. Pennsylvania courts have not interpreted what constitutes a seriously inconvenient forum for trial under Section 22004(6) of the UFMJRA. However, in this Court's view, New Zealand was a seriously inconvenient forum as contemplated by the UFMJRA.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 11-N-667, CAROLE A. DAVIS AND RONALD H.
DAVIS VS. JEREMY HOOD AND VIRGINIA HOOD.

Jay C. Scheinfeld, Esq., and Todd A. King, Esq., for Plaintiffs

Jeffrey N. Yoffe, Esq., for Defendant

Campbell, J., January 4, 2012

OPINION

Before this Court is Petitioner, Jerry Hood's, Amended Petition to Vacate or Open Judgment filed August 4, 2011. For the reasons stated herein, Jerry Hood's Amended Petition to Vacate or Open Judgment is granted, and the judgment entered on June 20, 2011 is vacated.

Jerry Hood and Virginia Hood owned JG Appaloosa Sport Horses located at 2945 Table Rock Road, Biglerville, Adams County, Pennsylvania. JG Appaloosa Sport Horses specializes in the breeding

and sale of horses. In April 2003, Plaintiffs, through their daughter Jacqui Winspear, reached out to JG Appaloosa Sport Horses to purchase a horse. Virginia Hood, on behalf of JG Appaloosa Sport Horses, began discussing the sale of a horse with Jacqui Winspear via e-mail. During the discussions regarding the sale of a horse, Virginia exclusively spoke to Jacqui and did not have any contact with Plaintiffs. In April 2003, and prior to purchasing the horse, Jacqui traveled to JG Appaloosa's farm in Biglerville, Adams County, Pennsylvania to personally see the horse prior to purchasing it. Jacqui and/or Plaintiffs agreed to purchase the horse, Waps Kaleidoscope.¹ The sale of Waps Kaleidoscope was based on an oral contract between the parties. Prior to the purchase of the horse, Dr. Philip Hunt, an Adams County veterinarian, examined the testicles of Waps Kaleidoscope to ensure that he was fit for breeding at a later date.

In conjunction with the purchase of the horse, Jacqui arranged for Waps Kaleidoscope to be transported from Adams County, Pennsylvania to New Zealand. Neither Virginia nor any other employee from JG Appaloosa made any of the transportation arrangements for the horse. In March 2004,² the sale of Waps Kaleidoscope was completed, and the horse was transported to New Zealand as arranged by Jacqui. A Certificate of Registration for the Appaloosa Horse Club was completed to show Waps Kaleidoscope's bloodlines for later breeding. The Certificate of Registration listed Virginia and Jerry Hood as the breeder and owner. The Certificate of Registration was later transferred into the name of Carole Davis and Jacqui Winspear.³

Following the sale of Waps Kaleidoscope, a dispute arose. According to Plaintiffs, one of Waps Kaleidoscope's testicles

¹ There was no testimony presented at the hearing regarding the circumstances surrounding the oral agreement for the purchase of the horse. It is unclear if Jacqui purchased the horse with the consent of Plaintiffs or if the oral agreement to purchase the horse was only between Jacqui and JG Appaloosa Sport Horses.

² Testimony at the hearing showed that approximately 18 months elapsed between Jacqui's initial contact with Virginia and the ultimate purchase of Waps Kaleidoscope. This long period of time allowed the horse to grow and develop and for veterinary testing to occur prior to purchase.

³ There was no testimony or evidence presented to show what connection, if any, Ronald Davis has to the events in question. His name is not on any of the registration papers for the horse. There is no written contract and there is no indication that he had any contact with any defendant involved in any way with the negotiations or purchase of the horse.

allegedly was ascended, making the horse unsuitable for breeding under the standards of the New Zealand Appaloosa Horse Association. Based on this defect, Plaintiffs, New Zealand residents, filed suit against **Jeremy**⁴ and Virginia Hood, Pennsylvania residents, and Dr. Philip Hunt in the District Court at Papakura in New Zealand sometime in 2006. Jerry Hood was not named as a defendant in the action. JG Appaloosa Sport Horses was not named as a defendant in the action. Moreover, the lawsuit listed Jeremy Hood and Virginia Hood's address as "Tableract Road, Biglerville, Pennsylvania, United States of America." However, Jerry and Virginia Hood operated JG Appaloosa Sport Horses at 2945 Table Rock Road, Biglerville, Adams County, Pennsylvania.

Notice of the lawsuit was allegedly served on Jerry Hood at his residence in Adams County, Pennsylvania. The Notice included the New Zealand court's procedures for an overseas defendant to challenge the jurisdiction of the New Zealand court. At hearing, Jerry Hood testified that he received a notice of the lawsuit but was unable to recall whether he received the exact notice as referenced above. Neither Jerry Hood nor Virginia Hood ever traveled to New Zealand. Jerry and Virginia Hood did not hire an attorney to defend the New Zealand case, nor did they present any defenses to the New Zealand suit. However, Dr. Hunt defended the New Zealand case, which was ultimately dismissed against him.⁵

On or about October 21, 2008, judgment in the amount of NZ\$55,248.08 was entered against **Jeremy** Hood and Virginia Hood. On November 15, 2009, Virginia Hood died of natural causes, as evidenced by a death certificate provided at hearing. On June 20, 2011, Plaintiffs filed a praecipe to enter judgment against Jeremy Hood and Virginia Hood pursuant to the Uniform Foreign Money Judgment Recognition Act, 42 Pa. C.S.A. § 22001, et seq., and that same day judgment was entered against Jeremy and Virginia Hood in the above-mentioned amount. At the time judgment was entered in

⁴ Plaintiffs' Complaint names **Jeremy** Hood as a Defendant. No individual by the name of **Jeremy** Hood is associated with JG Appaloosa Sport Horses. **Jerry** Hood co-owned JG Appaloosa Sport Horses with Virginia Hood. Indeed, Plaintiffs' own documents show that the horse breeder and owner was Jerry Hood, not Jeremy Hood.

⁵ Petitioner speculates that the New Zealand suit against Dr. Hunt was ultimately dismissed based on a lack of jurisdiction. However, no evidence has been provided to confirm this speculation.

Adams County, Pennsylvania, Virginia Hood was deceased. Furthermore, the judgment was entered against Jeremy Hood, who does not exist.

On June 29, 2011, Petitioner, Jerry Hood, filed a Petition to Open Judgment and on August 1, 2011, Petitioner filed his Brief in Support. On August 4, 2011, Petitioner filed an Amended Petition to Vacate or Open Judgment. On August 11, 2011, Plaintiffs filed their Answer to Petitioner's Amended Petition to Vacate or Open Judgment. On September 6, 2011, Plaintiffs filed their Brief in Opposition. On November 29, 2011, a hearing was held wherein both Petitioner and Plaintiff Carole Davis testified.

Petitioner presently argues that the New Zealand court lacked personal jurisdiction over the Hoods, and, therefore, the judgment should be vacated. Pennsylvania's Uniform Foreign Money Judgment Recognition Act ("UFMJRA") provides that "foreign judgment is enforceable in the same manner as the judgment of another state which is entitled to full faith and credit." **42 Pa. C.S.A. § 22003**. Under the UFMJRA, foreign government is defined as:

[a]ny governmental unit other than the United States, or any state, district, Commonwealth, territory or insular possession thereof, or the Panama Canal Zone, the Trust Territory of the Pacific Islands or the Ryukyu Islands.

Id. § 22002.

Additionally, the UFMJRA defines foreign judgment as:

[a]ny judgment of a foreign government granting or denying recovery of a sum of money, other than judgment for taxes, a fine or other penalty, or a judgment in matrimonial or family matters.

Id.

The UFMJRA applies to "any foreign judgment that is final and conclusive and enforceable where rendered." *Id.* § 22009. However, under the UFMJRA, a foreign judgment is not conclusive, and therefore is unenforceable, if:

- (1) the judgment was rendered under a system which does not provide impartial tribunals or procedures compatible with the requirements of due process of law;

- (2) **the foreign court did not have personal jurisdiction over the defendant;** or
- (3) the foreign court did not have jurisdiction over the subject matter.

Id. § 22005 (emphasis added).

Instantly, Plaintiffs seek to enforce a foreign judgment entered in New Zealand on or about October 21, 2008. The parties do not dispute that the UFMJRA applies to the New Zealand judgment.⁶ Rather, Petitioner argues that this Court should vacate the judgment because the New Zealand court lacked personal jurisdiction over the Hoods. In response, Plaintiffs argue that Petitioner received notice of the action in New Zealand, and that although that notice contained the procedures for challenging New Zealand’s jurisdiction, Petitioner took no action to challenge New Zealand’s jurisdiction.

The precise issue before this Court appears to be an issue of first impression, as this Court was unable to find any Pennsylvania case specifically addressing the requirements for a foreign court to properly exercise personal jurisdiction so that its judgment is enforceable in Pennsylvania under the UFMJRA. To determine if the New Zealand court’s exercise of personal jurisdiction over “Jeremy” and Virginia Hood comports with the Constitution’s Due Process requirements, a two-part analysis is necessary. First, the Hoods must have established sufficient minimum contacts with New Zealand. *Nutrition Mgmt. Serv. Co. v. Hinchcliff*, 926 A.2d 531, 536 (Pa. Super. 2007) (citation and quotations omitted). Second, the New Zealand Court’s exercise of personal jurisdiction must not offend traditional notions of fair play and substantial justice. *Id.* (citations and quotations omitted). A more in-depth analysis of each prong is necessary for the resolution of the issue before this Court.

To determine if a defendant had sufficient minimum contacts with the forum, the defendant’s contacts must:

be such that the defendant could reasonably anticipate being called to defend itself in the forum ... Random, fortuitous[,] and attenuated contacts cannot reasonably notify a party that it may be called to defend itself in a foreign forum and, thus, cannot support the exercise of personal jurisdiction. That is, the defendant must have

⁶ The parties also do not dispute that Pennsylvania law applies.

purposefully directed its activities to the forum and conducted itself in a manner indicating that it has availed itself of the forum's privileges and benefits so that it should also be subjected to the forum state's laws and regulations.

Id. (citation omitted).

If these requirements are not met, the Hoods did not possess sufficient minimum contacts with New Zealand so that the New Zealand court had personal jurisdiction over Petitioner.

If a defendant possesses sufficient minimum contacts with the forum, a court must next determine if the exercise of personal jurisdiction comports with fair play and substantial justice. *Commonwealth Capital Funding, Inc. v. Franklin Square Hosp.*, 620 A.2d 1154, 1158 (Pa. Super. 1993) (citation and quotations omitted). Factors to consider when determining if the exercise of jurisdiction comports with fair play and substantial justice include:

the burden on the defendant, the forum [s]tate's interest in adjudicating the dispute, [and] the plaintiff's interest in obtaining convenient and effective relief ...

Id.

Instantly, Plaintiffs argue that the New Zealand court had personal jurisdiction solely based on the fact that Petitioner was served with notice of the New Zealand lawsuit, which included instructions on how to challenge jurisdiction. According to Plaintiffs, Petitioner took no action to challenge jurisdiction, and, therefore cannot do so now. However, it is important to note that there are some serious flaws with the judgment presently before this Court. The New Zealand suit was instituted against Jeremy Hood and Virginia Hood. Jeremy Hood does not exist. JG Appaloosa Sport Horses was not named in the suit. Virginia Hood was deceased as of November 15, 2009. Plaintiffs now seek to enforce a judgment against Jeremy Hood, who does not exist, and Virginia Hood, a deceased individual.⁷

⁷ Importantly, judgment may not be entered against a deceased individual because a deceased individual cannot be a party to an action. *Valentin v. Cartegna*, 544 A.2d 1028, 1029 (Pa. Super. 1988). While Virginia Hood was alive when the judgment was entered in New Zealand, she was deceased when Plaintiffs initiated this action in Pennsylvania. Since Virginia Hood died prior to the instant action to enforce the New Zealand judgment in Pennsylvania, there cannot be a judgment entered against her. Rather, the deceased individual's personal representative should be substituted as the party. **Pa. R. Civ. P. 2352.**

It is hard to conceive that, based on those facts, New Zealand would have personal jurisdiction over Petitioner, Jerry Hood. In addition, there is no evidence connecting Ronald Davis, a judgment creditor herein, to this case in any respect.

Regarding New Zealand's purported personal jurisdiction over Petitioner, in this Court's view, Petitioner's contacts with New Zealand fall far short of the constitutionally required minimum contacts necessary to assert personal jurisdiction. Petitioner did not purposefully avail himself of the privileges of New Zealand. To the contrary, it was Plaintiffs who reached out to JG Appaloosa Sport Horses in Adams County to purchase a horse. Jacqui Winspear, Plaintiffs' daughter, traveled from New Zealand to inspect the horse prior to purchase. The Hoods have never been to New Zealand, nor do they operate a place of business in New Zealand. Other than Plaintiffs, the Hoods have never sold a horse to anyone from or in New Zealand. Petitioner testified that if he was required to travel to New Zealand, he would be unable to operate his business. Moreover, JG Appaloosa Sport Horses does not advertise in New Zealand.

Furthermore, the cause of action did not arise from Petitioner's alleged activity within New Zealand because, as previously stated, the deal was completed in Pennsylvania. Plaintiffs sent payment for the horse to the Hoods in Pennsylvania. It was Plaintiffs who arranged for the horse's transport from Pennsylvania, and the Hoods did not make any of the transportation arrangements. Once the horse was made available for shipment from Pennsylvania, Petitioner had no idea or control over where the horse traveled or ultimately ended up. Additionally, no evidence was presented to confirm that the alleged defect in the horse occurred in New Zealand rather than in the United States when the horse was en route to New Zealand. Simply because the horse ended up in New Zealand does not provide the requisite minimum contacts necessary to pass constitutional muster. In summary, from the evidence presented at trial, Carole Davis, specifically through her daughter Jacqui, reached out to the Hoods in Pennsylvania to purchase the horse. The Hoods did not purposefully direct their conduct to New Zealand, nor could they reasonably anticipate being haled into New Zealand courts. Rather, this was a random and attenuated contact with New Zealand, and this type of attenuated contact cannot meet the constitutional requirement for "minimum contacts" necessary to afford personal jurisdiction.

Finally, even if there were sufficient minimum contacts, New Zealand's exercise of personal jurisdiction over Petitioner was unreasonable and contrary to notions of fair play and substantial justice. It would be a complete inconvenience to Petitioner to have to defend an action in New Zealand, a foreign country which the Hoods never visited, and in which they never operated a business, never advertised, or in any way reached out to conduct business. While Plaintiffs have an interest in obtaining relief, that relief must be sought in an appropriate forum with proper jurisdiction. Therefore, the exercise of personal jurisdiction over Defendant was contrary to notions of fair play and substantial justice.

Even if there was personal jurisdiction over the Hoods based on personal service of the New Zealand lawsuit, New Zealand is a seriously inconvenient forum. Under the UFMJRA, even if a foreign judgment is conclusive, it need not be recognized under the UFMJRA if:

* * *

- (6) in the case of jurisdiction based on only personal service, the foreign court was a seriously inconvenient forum for the trial of the action.

42 Pa. C.S.A. § 22004(6).

This issue also appears to be one of first impression, as Pennsylvania courts have not interpreted what constitutes a seriously inconvenient forum for trial under Section 22004(6) of the UFMJRA. However, in this Court's view, New Zealand was a seriously inconvenient forum as contemplated by the UFMJRA. As previously stated, the crux of the transaction between the Hoods and Plaintiffs arose out of a transaction that occurred in Pennsylvania. Plaintiffs, through their daughter, reached out to JG Appaloosa Sport Horses to purchase a horse in Pennsylvania. The horse was inspected in Pennsylvania prior to being prepared for shipment from Pennsylvania. To defend this lawsuit, Petitioner would be required to travel across the world to New Zealand. To present his case, Petitioner would be required to subpoena and compensate witnesses to travel to New Zealand, when the majority of those witnesses, including Dr. Hunt, would be from Pennsylvania. Petitioner also testified at hearing that if he was required to defend the suit in New Zealand, he would not be able to continue operating his business in his absence. Based on these factors, New Zealand would constitute a seriously inconvenient forum.

Therefore, for the reasons stated herein, Jerry Hood's Petition to Vacate or Open Judgment is granted. The judgment entered against Jeremy Hood and Virginia Hood on June 20, 2011 is vacated. Accordingly, the attached Order is entered.

ORDER

AND NOW, this 4th day of January 2012, for the reasons stated in the attached Opinion, Petitioner, Jerry Hood's, Amended Petition to Vacate or Open Judgment is GRANTED. It is hereby ORDERED that the judgment entered against Jeremy Hood and Virginia Hood on June 20, 2011 is VACATED.

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 20th day of July 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2010-SU-0002456
Property Address: 246 Topper Road,
Fairfield, PA 17320
Parcel No.: 01-25-C18-0068-00-000
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Daniel C. Senseney and
Elizabeth A. Senseney
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2009-SU-0001126
Property Address: 65 Sycamore Lane,
Hanover, PA 17331
Parcel No.: 08-009-0268-000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: James Buckley and
Laura E. Buckley
Attorneys for Plaintiff: Jill P. Jenkins,
Esq., 215-627-1322

Writ of Execution No.:
2011-SU-0001594
Property Address: 72 McCandless
Drive, East Berlin, PA 17316
Parcel No.: (23)-109-0060A
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Robert W. Gaylord and
Jennifer L. Gaylord
Attorneys for Plaintiff: Sherri J.
Braunstein, Esq., 856-669-5400

Writ of Execution No.:
2010-SU-0002350
Property Address: 165 Hunters Trail,
Gettysburg, PA 17325
Parcel No.: 09-E12-0173R-000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Bruce R. VanDyke and
Dixie A. VanDyke
Attorneys for Plaintiff: Alan M. Minato,
Esq., 856-669-5400

Writ of Execution No.:
2011-SU-0001431
Property Address: 1845 Barlow Two
Taverns Road, Gettysburg, PA
17325-7079
Parcel No.: 30H16-0007---000
Municipality: Mount Joy
Improvements: Residential Dwelling
Defendants: Gary Lee Shipley
Attorneys for Plaintiff: Melissa J.
Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000121
Property Address: 29 Main Street,
McSherrystown, PA 17344
Parcel No.: 28-002-00081-000
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Michael E. Appler
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2010-SU-0001586
Property Address: 1068 Centennial
Avenue, Hanover, PA 17331-9087
Parcel No.: 32J14-0041A--000
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: Frank W. Honeycutt
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001574
Property Address: 1 Chinkapin Drive,
a/k/a 1 Chinkapen Drive, New
Oxford, PA 17350-9348
Parcel No.: 35003-0061---000
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Joel W. Myers Sr. and
Shelly E. Myers
Attorneys for Plaintiff: Melissa J.
Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001570
Property Address: 208 Aspers-
Bendersville Road, Aspers, PA
17304-9614
Parcel No.: 29F05-0050---000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Bryan S. Wenk a/k/a Bryan
Scott Wenk and Allison L. Wenk a/k/a
Allison Leith Wenk a/k/a Allison Leigh
Wenk
Attorneys for Plaintiff: Melissa J.
Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001617
Property Address: 534 Lexington Way,
Littlestown, PA 17340-1566
Parcel No.: 27013-0032---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Jeffrey S. Ford and
Kristin L. Ford
Attorneys for Plaintiff: William E. Miller,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001680
Property Address: 385 B Church Road,
Ortanna, PA 17353-9504
Parcel No.: 12B09-0 118---000
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Carl A. Wonders and
Patricia J. Wonders
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0000565
Property Address: 5 Rolling Lane,
Abbotstown, PA 17301-9749
Parcel No.: 17L10-0006D--000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Tony J. Hippensteel and
Debra A. Hippensteel
Attorneys for Plaintiff: Lauren R. Tabas,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001595
Property Address: 229 East King Street,
East Berlin, PA 17316-9681
Parcel No.: 10007-0024---000
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: Debra K. Iozza
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

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

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

James Muller
Sheriff of Adams County

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

6/22, 29 & 7/6

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 20th day of July 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2012-SU-0000102
Property Address: 2207 Waynesboro Pike, Fairfield, PA 17320
Parcel No.: 18B170038A
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Michael L. Brent
Attorneys for Plaintiff: Christopher A. DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2011-SU-0000224
Property Address: 223 South 5th Street, McSherrystown, PA 17344-2004
Parcel No.: 28006-0098---000
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Darrell L. Groft and Joy L. Groft
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000883
Property Address: 521 Baltimore Road, York Springs, PA 17372-9597
Parcel No.: 23104-0135---000
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Cathy A. Smith a/k/a Cathy Ann Fricke and Daniel E. Smith
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001291
Property Address: 1595 Buchanan Valley Road, Orrtanna, PA 17353
Parcel No.: 12-B08-0012
Municipality: Franklin
Improvements: Having Erected Thereon Residential Property
Defendants: William C. Penn and Joy R. Penn
Attorneys for Plaintiff: Michael C. Mazack, Esq., 412-566-1212

Writ of Execution No.:
2009-SU-0001500
Property Address: 1075 Carlisle Road, Biglerville, PA 17307
Parcel No.: F6-21
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Cheri A. Freeman
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2010-SU-0001279
Property Address: 85 Skyline Court Lot 8, a/k/a 85 Skyline Court, Gettysburg, PA 17325-7599
Parcel No.: 09E13-0308---000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Steven A. Matthews and Lynnell S. Matthews
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution
No.: 2012-SU-0000091
Property Address: 1320 Chambersburg Road, Gettysburg, PA 17325
Parcel No.: E12-0080
Municipality: Cumberland
Improvements: Improvements Thereon Consist of Residential Real Estate Cumberland
Defendants: Charles W. Davies, Leah R. Davies
Attorneys for Plaintiff: Joseph K. Rejent, Esq., 215-572-8111

Writ of Execution No.:
2010-SU-0001666
Property Address: 436 Harbaugh Valley Road, Fairfield, PA 17320-8922
Parcel No.: 25-A-18-0022-000
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Debra A. Wilson
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001238
Property Address: 25 Jefferson Drive, Abbottstown, PA 17301-9756
Parcel No.: 17L09-0100---000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Timothy L. Foreman and Linda M. Foreman
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution
No.: 2011-SU-0002029
Property Address: 1995 Mummasburg Road, Gettysburg, PA 17325
Parcel No.: 12 E11-17
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Dale E. Brensinger and Rickee D. Brensinger
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001490
Property Address: 118 Aspen Drive, East Berlin, PA 17316-8629
Parcel No.: 10-009-0030-000
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: Brenda M. Peterson
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001716
Property Address: 30 Sunshine Lane, f/k/a 203 B Baker Road, Fayetteville, PA 17222-8373
Parcel No.: 18A12-0014B---000
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Jeffrey W. Mongan and Christina M. Mongan
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001520
Property Address: 307 Mount Pleasant Road, Hanover, PA 17331-9051
Parcel No.: 08007-0137---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Paul A. Lawrence and Sarah A. Lawrence
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000149
Property Address: 2780 Table Rock Road, Biglerville, PA 17307
Parcel No.: F08-0 103-000
Municipality: Butler
Improvements: Residential Dwelling
Defendants: Daniel R. Bloom and Linda L. Bloom
Attorneys for Plaintiff: Margaret Gairo, Esq., 215-790-1010

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

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

James Muller
Sheriff of Adams County

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

6/22, 29 & 7/6

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 20th day of July 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2010-SU-0000455
Property Address: 15 Williamsburg Court, Littlestown, PA 17340-1526
Parcel No.: 27011-0171---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Pamela R. Hall a/k/a Pamela R. Mingee
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001395
Property Address: 327 Lincoln Way West, New Oxford, PA 17350-1003
Parcel No.: 34004-0052---000
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: John W. Packer Jr.
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001101
Property Address: 369 Ridge Road, York Springs, PA 17372-9702
Parcel No.: 23-l04-0015.B-000
Municipality: Latimore
Improvements: Residential Dwelling
Defendants: Jack E. Chronister and Jerri L. Chronister
Attorneys for Plaintiff: Robert W. Cusick, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001770
Property Address: 22 Eisenhart Drive, Abbottstown, PA 17301-9057
Parcel No.: 04.004-0153
Municipality: Berwick
Improvements: Residential Dwelling
Defendants: Gary T. Kidwell and Cynthia E. Kidwell f/k/a Cynthia E. Pusloskie
Attorneys for Plaintiff: Christina C. Viola, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001916
Property Address: 5435 Carlisle Pike, New Oxford, PA 17350
Parcel No.: 36-J08-0015
Municipality: Reading
Improvements: Residential Property
Defendants: Joseph R. Poist
Attorneys for Plaintiff: Harry B. Reese, Esq., 856-669-5400

Writ of Execution
No.: 2010-SU-0001372
Property Address: 628 North Blettner Avenue, Hanover, PA 17331
Parcel No.: 08-006-0159
Municipality: Conewago
Improvements: Erected Thereon a Dwelling
Defendants: Frank J. Russo and Carol A. Russo
Attorneys for Plaintiff: Louis P. Vitti, Esq., 412-281-1725

Writ of Execution No.:
2007-TL-0000197
Property Address: 36 North Main Street, Biglerville, PA 17307
Parcel No.: 05003-0039---000
Municipality: Biglerville
Improvements: A building used as an appliance store is constructed on the property.
Defendants: Donald E. Blocher
Attorneys for Plaintiff: Bernard Yannetti, Esq., 717-334-3105

Writ of Execution No.:
2011-SU-0002024
Property Address: 1080 Buchanan Valley Road (Lot No. 16), Orrtanna, PA 17353
Parcel No.: 12B08-00161-000
Municipality: Franklin
Improvements: Consisting of a vacant land with no improvements.
Defendants: Paul F. Kenny, Faye A. Kenny
Attorneys for Plaintiff: John K. Fiorillo, Esq., 610-692-1371

Writ of Execution No.:
2011-SU-0001954
Property Address: 1019 Barlow Greenmount Road, Gettysburg, PA 17325-8771
Parcel No.: 09E16-0030A---000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Jason M. VanDyke
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0000749
Property Address: 270 Friendship Lane, Gettysburg, PA 17325-7277
Parcel No.: 09E13-0228---000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: David W. Messenger and Lynette Rae Messenger
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001759
Property Address: 41 Squire Circle, McSherrystown, PA 17344-1318
Parcel No.: 28002-0231
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Christopher Sauers and Deborah Sauers
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001074
Property Address: 49 Robin Trail, Fairfield, PA 17320-8116
Parcel No.: 43029-0096---000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Edward F. Daly, Deceased
Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title or Interest from or under Edward F. Daly, Deceased
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

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

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

James Muller
Sheriff of Adams County
<http://www.sheriffadamscounty.com/sheriffsales.html>

6/22, 29 & 7/6

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 20th day of July 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2010-SU-0000195
Property Address: 395 Rock Valley Road, Aspers, PA 17304-9756
Parcel No.: 40H06-0106B--000
Municipality: Tyrone
Improvements: Residential Dwelling
Defendants: Robert M. Stanhope Jr. and Linda Y. Stanhope
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001874
Property Address: 1 Trudy Trail, Fairfield, PA 17320
Parcel No.: (43)-032-0028
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: John Douglas Craig and Lisa Ann Craig
Attorneys for Plaintiff: Agnes Mombrun, Esq., 856-669-5400

Writ of Execution No.:
2011-SU-0001700
Property Address: All those five tracts of land situate in Hamilton Township, PA 17331. Part of 1509 Route 194 North (District No. 17, Tax Map L08, Parcel No. 0068); Part of 1653 Route 194 North (District No. 17, Tax Map L08, Parcel No. 0065); Part of 1621 Route 194 North (District No. 17, Tax Map L08, Parcel No. 0065); and All those five tracts of land situate in Hamilton Township, Adams County
Parcel No.: 17,L08,0068 17,L08,0065
Municipality: Hamilton
Improvements: All those five tracts of land situate in Hamilton Township
Defendants: BD Equities, LP
Attorneys for Plaintiff: Edward G. Puhl, Esq., 717-334-2159

Writ of Execution No.:
2012-SU-0000167
Property Address: 65 PQ Road, Biglerville, PA 17307
Parcel No.: (29) E07-79
Municipality: Menallen Township
Improvements: Residential Dwelling
Defendants: Robert A. Bergey, Peggy M. Bergey
Attorneys for Plaintiff: Christopher A. DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2012-SU-0000218
Property Address: 196 Marsh Creek Heights, Gettysburg, PA 17325
Parcel No.: 13 E 17 0036
Municipality: Freedom
Improvements: Residential Dwelling
Defendants: Daniel J. Boone
Attorneys for Plaintiff: Scott A. Dietterick, Esq., 908-233-8500

Writ of Execution No.:
2011-SU-0001974
Property Address: 20 Trout Run Trail, Fairfield, PA 17320-8508
Parcel No.: 43-006-0065-000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Carmen Yerpas Brown and Herbert G. Brown a/k/a Herbert O. Brown
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0002142
Property Address: 380 Marsh Creek Road, Gettysburg, PA 17325-7124
Parcel No.: 09-E17-0087D
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Michael B. Coblenz and Jennifer J. Ensor
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0001775
Property Address: 516 Lake Meade Drive, East Berlin, PA 17316-9335
Parcel No.: 36114-0036---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Matthew W. Cook and Jamie Cook
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0000926
Property Address: 224 Updyke Road, Littlestown, PA 17340-9209
Parcel No.: 30-117-0213
Municipality: Mt. Joy
Improvements: Residential Dwelling
Defendants: Curtis L. Hawkins and Sherry L. Hawkins
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001979
Property Address: 161 Flatbush Road, Littlestown, PA 17340-9626
Parcel No.: 32115-0055---000
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: Donald A. Keefer and Kimberly J. Keefer
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0002018
Property Address: 572 Lake Meade Drive, East Berlin, PA 17316-9332
Parcel No.: 36111-0002---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Cesar L. Landaeta and Roberta A. Landaeta
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0002013
Property Address: 129 Oak Lane, McSherrystown, PA 17344-1320
Parcel No.: 08001-0247---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Daniel J. Murren and Tonya L. Murren
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000036
Property Address: 1245 Old Route 30, Cashtown, PA 17310
Parcel No.: 12-C10-0119-000
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Jeffrey J. Reuille
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

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

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

James Muller
Sheriff of Adams County
<http://www.sheriffofadamscounty.com/sheriffsales.html>

6/22, 29 & 7/6

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 20th day of July 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2011-SU-0001857
Property Address: 1 Dinwiddie Court,
Gettysburg, PA 17325-8805
Parcel No.: 09-F12-024-000
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Kent S. Warner a/k/a Kent
Stephen Warner Jr. and Maryann D.
Warner a/k/a Maryann Donna Fiorito
Attorneys for Plaintiff: Christina C. Viola,
Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0001610
Property Address: 1298 Hilltown Road,
Biglerville, PA 17307-9223
Parcel No.: 12,D10-91
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Michael H. Yeager and
Kathleen Maye Yeager
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001271
Property Address: 263 M Street,
Littlestown, PA 17340-1509
Parcel No.: 27011-0061-000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Keith A. Crammer
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000829
Property Address: 998 Plunkert Road,
Littlestown, PA 17340
Parcel No.: 32-115-47A
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: Christopher Harman and
Bernadine Staub
Attorneys for Plaintiff: Sherri J.
Braunstein, Esq., 856-669-5400

Writ of Execution No.:
2012-SU-0000181
Property Address: 81 Main Street,
McSherrystown, PA 17344-2103
Parcel No.: 28002-0093---00
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Shelle L. Neiderer
Attorneys for Plaintiff: Matthew
Brushwood, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001485
Property Address: 1210 Stone Jug
Road, Biglerville, PA 17307-9792
Parcel No.: 07G07-0046---000
Municipality: Butler
Improvements: Residential Dwelling
Defendants: Elmer R. Vanarsdale a/k/a
Elmer R. Vanarsdale and Cindy M.
Vanarsdale a/k/a Cindy M. Vanarsdale
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001637
Property Address: 68 Apple Lane,
Biglerville, PA 17307
Parcel No.: 02006-0114---000
Municipality: Arendtsville
Improvements: Residential Dwelling
Defendants: Thomas M. Kretzmer Jr.
and Kimberley M. Kretzmer
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000017
Property Address: 699 Irishtown Road,
New Oxford, PA 17350-9595
Parcel No.: 35-113-0020
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Shane L. Peters and
Debra G. Peters
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000037
Property Address: 20 Matthew Drive,
New Oxford, PA 17350-9195
Parcel No.: 35013-0056---000
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Joyce M. Fischer and
David P. Fischer
Attorneys for Plaintiff: Christina C. Viola
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001734
Property Address: 229 East Lincoln
Way, New Oxford, PA 17350-1200
Parcel No.: 34005-0101---000
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: Clark R. Agapakis and
Michelle R. Agapakis
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001510
Property Address: 370 Mountain Lane,
Fairfield, PA 17320
Parcel No.: B 14-0020
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Douglas E. Glass and
Kimberley M. Glass
Attorneys for Plaintiff: Andrew L.
Markowitz, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001797
Property Address: 323 Drummer Drive,
New Oxford, PA 17350-9396
Parcel No.: 35001-0049---000
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: Matthew T. Miserandino
and Jaimie N. Miserandino
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0002025
Property Address: 180 Municipal Road,
Hanover, PA 17331-8980
Parcel No.: 04K12-0093---000
Municipality: Berwick
Improvements: Residential Dwelling
Defendants: Giovanni O. Siliezar and
Carol S. Siliezar
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

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

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

James Muller
Sheriff of Adams County
<http://www.sheriffadamscounty.com/sheriffsales.html>

6/22, 29 & 7/6

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 SAMUEL JOSEPH BOWSER, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Margaret L. Maietta, P.O. Box 454, State Line, PA 17263

ESTATE OF RUTH W. ELDER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Jacqueline E. Murren, 125 Wheaton Drive, Littlestown, PA 17340

Attorney: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

ESTATE OF LOIS B. GANTZ, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Wayne E. Gantz, 1479 Potato Road, Aspers, PA 17304; Larry S. Gantz, 1858 Old Carlisle Road, Aspers, PA 17304

SECOND PUBLICATION**ESTATE OF RICHARD ALLEN DeRITA JR., DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Personal Representative: Kevin Naill, 1245 Harney Road, Littlestown, PA 17340

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

ESTATE OF TIMOTHY H. EMIG, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Melissa A. Melhorn, P.O. Box 264, Dover, PA 17315

Attorney: Rob A. Krug, Esq., 53 East Canal Street, P.O. Box 155, Dover, PA 17315

ESTATE OF ROBERT P. KIEL, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Executrix: Jean K. Stevens, 2320 Pumping Station Road, Fairfield, PA 17320

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

ESTATE OF DOROTHY E. LANGLEY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Robert D. Langley, 3410 Emmitsburg Road, Gettysburg, PA 17325

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

ESTATE OF MARGARET B. LeGAY a/k/a MARGARET G. LeGAY, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Michael J. LeGay, 509 Bitterfield Drive, Ballwin, MO 63011

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

THIRD PUBLICATION**ESTATE OF JAMES M. CHURCH, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Randy L. Church, 760 Red Hill Road, New Oxford, PA 17350

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

ESTATE OF JOYCE L. JACOBY, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Co-Executors: Debra A. Menchey and Steven J. Jacoby, 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 Street, Hanover, PA 17331

ESTATE OF LILLIAN D. RODGERS, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executors: Jeane A. R. New, 610 Wood Branch Road, Effingham, SC 29541; Robert B. Rodgers, 16612 Cutlass Drive, Rockville, MD 20853

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

ESTATE OF SHIRLEY E. WEIGAND, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Michael E. Weigand, 59 Ruppert Road, East Berlin, PA 17316

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

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 20th day of July 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2011-SU-0001996
Property Address: 150 Friendship Lane,
Gettysburg, PA 17325
Parcel No.: 9-E13-212
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Michelle K. Bakner and
Brett W. Bakner
Attorneys for Plaintiff: Christopher A.
DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2010-SU-0000543
Property Address: 240 Kindig Road,
Littlestown, PA 17340
Parcel No.: J17-207
Municipality: Germany
Improvements: Residential Dwelling
Defendants: Jay R. Mutchler and
Cynthia D. Mutchler
Attorneys for Plaintiff: Kristine M.
Anthou, Esq., 412-281-7650

Writ of Execution No.:
2011-SU-0001492
Property Address: 760 East Buchanan
Valley Road, Orrtanna, PA
17353-9765
Parcel No.: 01-12-B09-0003A-000
Municipality: Residential Dwelling
Improvements: Franklin
Defendants: Robert E. Eckenrode and
Ginger L. Eckenrode
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0001388
Property Address: 11 Blue Gill Trail,
Fairfield, PA 17320
Parcel No.: 03/20
Municipality: Carroll Valley
Improvements: Erected Thereon a
Dwelling
Defendants: Jeremy J. McKnight,
Sarah C. McKnight
Attorneys for Plaintiff: Kristine M.
Anthou, Esq., 412-281-7650

Writ of Execution No.:
2011-SU-0001755
Property Address: 226 South Columbus
Avenue, Littlestown, PA 17340-1548
Parcel No.: 27013-0004---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: William F. Norton III and
Jodi L. Norton a/k/a Jodi Norton
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001917
Property Address: 33 Williamsburg
Court, Littlestown, PA 17340-1526
Parcel No.: 27011-0168---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Wanda L. Vance and
James A. Vance
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001521
Property Address: 110 Pine Ridge Lane,
Fayetteville, PA 17222-8321
Parcel No.: 12A10-0032---000
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Jeanne M. Leshner and
Kenneth E. Downin Sr.
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001769
Property Address: 29 Strausbaugh Trail,
Fairfield, PA 17320-9509
Parcel No.: 25AA0-0119---000
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Barry L. Gastley a/k/a
Barry Lee Gastley and Lauren E.
Gastley a/k/a Lauren Elizabeth
Gastley
Attorneys for Plaintiff: Matthew
Brushwood, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000206
Property Address: 109 North Queen
Street, Littlestown, PA 17340-1217
Parcel No.: 27008-0026---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Jennifer L. Dori
Attorneys for Plaintiff: Matthew
Brushwood, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0002005
Property Address: 2700 Centennial
Road, Hanover, PA 17331-9094
Parcel No.: 32113-0081---000
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: David M. McDannell
Attorneys for Plaintiff: Christina C. Viola,
Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000298
Property Address: 26 Maple Street,
Gettysburg, PA 17325
Parcel No.: 01-06-005-0065-00-000
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Timothy R. Sterling
Attorneys for Plaintiff: Andrew L.
Markowitz, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001973
Property Address: 1 Hickory Avenue,
Gettysburg, PA 17325-7823
Parcel No.: 06006-0029---000
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Christine M. Wolfgang and
Michael A. Wolfgang
Attorneys for Plaintiff: Matthew
Brushwood, Esq., 215-563-7000

Continued Until Friday, September 21,
2012 at 10:00 a.m.

Writ of Execution No.:
2010-NO-0001050
Property Address: 157 North Main
Street, Bendersville, PA 17306
Parcel No.: 001-0036---000
Municipality: Bendersville
Improvements: Residential Dwelling
Defendants: Timothy A. Smith II and
Celeste E. Smith
Attorneys for Plaintiff: Robert E.
Campbell, Esq., 717-334-9278

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

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

James Muller
Sheriff of Adams County
<http://www.sheriffofadamscounty.com/sheriffsales.html>

6/22, 29 & 7/6