

# Adams County Legal Journal

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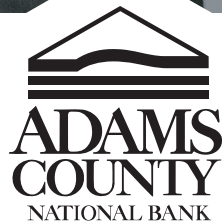
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## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2012 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2012

DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

SCOTT D. VANLEEUEWEN &  
MINDA K. VANLEEUEWEN

161 PINE GROVE FURNACE ROAD  
ASPERS, PA 17304

MENALLEN TOWNSHIP

Parcel No.: 29-E04-0060-000

(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$181,005.18

Attorneys for Plaintiff

Millstead & Associates, LLC

SEIZED and taken into execution as the property of **Scott D. Vanleeuwen & Minda K. Vanleeuwen** 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 October 1, 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.

7/23, 30 & 8/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2042 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2042

PNC BANK NATIONAL ASSOCIATION  
vs.

GEORGE M. SCOTT &  
LAURIE B. SCOTT

3 TIFFANY COURT  
HANOVER, PA 17331

PARCEL NO. 08-K14-0211---000

TOWNSHIP OF CONEWAGO

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$230,724.25

Attorneys for Plaintiff

Tucker Arensburg, P.C.

SEIZED and taken into execution as the property of **George M. Scott & Laurie B. Scott** 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 October 1, 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.

7/23, 30 & 8/6

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-215 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-215

WELLSFARGO BANK NA  
vs.

MELISSA A. SPEELMAN  
225 GETTYSBURG STREET  
ARENDSVILLE, PA 17303

PARCEL NO. 02-009-0006---000

BOROUGH OF ARENDTSTVILLE

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$159,160.42

Attorneys for Plaintiff

Goldbeck, McCafferty & McKeever

SEIZED and taken into execution as the property of **Melissa A. Speelman** 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 October 1, 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.

7/23, 30 & 8/6

## MICHALESKI VS. NATL. INDEMNITY ET AL

1. To sustain preliminary objections it must appear with certainty that the law will not permit recovery; any doubt should be resolved by a refusal to sustain them.

2. *Stokes v. Loyal Order of Moose Lodge*, 466 A.2d 1341 (Pa. 1983) makes clear that such complaints, one in tort and the other to determine insurance coverage, do not arise out of the same transaction or occurrence and do not involve a common factual background or common factual or legal questions.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 09-S-1529, JOHN A. MICHALESKI AND BARBARA L. MICHALESKI VS. NATIONAL INDEMNITY COMPANY, THERESA E. PABODY d/b/a PABODY INSURANCE AND FINANCIAL SERVICES, PREMIUM FINANCING SPECIALISTS, INC. AND AMANDA DAVIS, DEFENDANTS.

Ryan P. Siney, Esq., for Plaintiffs

Richard L. McMonigle, Esq., for Defendant NIC

Louis J. Isaacsohn, Esq., for Defendant Pabody

Stephen L. Banko, Esq., for Defendant PFS

John N. Keller, Esq., for Defendant Davis

Kuhn, P.J., December 22, 2009

### OPINION ON DEFENDANT NATIONAL INDEMNITY COMPANY'S PRELIMINARY OBJECTION

Presently before the Court is Defendant National Indemnity Company's ("NIC") Preliminary Objection filed October 26, 2009. For the reasons set forth herein, the Preliminary Objection is granted and Plaintiffs are granted leave to file a separate declaratory judgment action against NIC.

### BACKGROUND

On September 24, 2009, Plaintiffs filed a Complaint against Defendants seeking and alleging the following: 1) a Declaratory Judgment against Defendants NIC, Theresa E. Pabody d/b/a Pabody Insurance and Financial Services ("Pabody"), and Premium Financial Services, Inc. ("PFS"); 2) Negligence against Pabody and PFS; 3) Negligence against Defendant Amanda Davis ("Davis"); and 4) Loss of Consortium against Davis. Count 1, Declaratory Judgment, is the only Count relevant to the disposition of the Preliminary Objection.

Plaintiffs allege that on February 21, 2009, Mr. Michaleski was lawfully operating his tow truck ("Truck") when the Truck and a

1995 Ford Mustang (“Vehicle”) being towed by the truck were struck by an automobile driven by Davis when she negligently entered Mr. Michaleski’s lane of travel. Plaintiffs contend that Mr. Michaleski suffered serious bodily injuries, he is currently being treated for those injuries, and both the truck and vehicle were damaged. Plaintiffs further contend that in November, 2008, Pabody obtained an insurance policy from NIC, on behalf of Mr. Michaleski, which covered the truck. Plaintiffs aver that payments on the policy were made directly to Pabody’s office by personally appearing and handing payment to Pabody or her employees. Those payments were allegedly forwarded to PFS which ultimately paid NIC.

Plaintiffs next allege that on January 26, 2009, PFS mailed a “Notice of Intent to Cancel” to Mr. Michaleski informing him that if payment in the amount of \$147.63 was not made by February 13, 2009, the Policy would be cancelled. [**Complaint Ex. A**].<sup>1</sup> Plaintiffs contend that on February 13, 2009, Mrs. Michaleski appeared in Pabody’s office and tendered payment in the amount of \$147.63. A receipt was issued to Mrs. Michaleski. [**Complaint Ex. B**]. Plaintiffs argue that because timely payment was made, they reasonably believed that coverage pursuant to the policy would not lapse. Plaintiffs argue that Pabody negligently failed to timely forward the payment to PFS, and, as a direct result, NIC cancelled the policy on February 19, 2009. [**See Notice of Cancellation; Complaint Ex. C**].

The accident occurred on February 21, 2009, during the period the Policy had allegedly lapsed. The payment was eventually received and the Policy reinstated on February 24, 2009. [**Complaint Ex. D**].

Plaintiffs allege that because payment was timely received by Pabody, NIC could not deem the policy lapsed. Apparently, because of the lapse in policy, NIC denied coverage for damages associated with the alleged accident. On June 16, 2009, Erie Insurance allegedly demanded Plaintiffs pay for damages to Davis’ vehicle. Plaintiffs contend that they are not responsible for those damages and even if they are, it should be covered by NIC.

In Count I of the Complaint, Plaintiffs are seeking a Declaratory Judgment against NIC that the Policy was effective on February 21, 2009, and Plaintiffs’ losses should have been covered by the Policy.

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<sup>1</sup>The exhibits were filed on October 19, 2009, separately from the Complaint, in a Praecipe To Attach Exhibits To Complaint.

## ISSUE

1. Whether Count 1 of the Complaint should be dismissed as it applies to NIC because Plaintiffs have misjoined a cause of action against NIC.

## CONCLUSIONS OF LAW

1. This Court has jurisdiction.
2. Count I of the Complaint, as it applies to NIC, shall be dismissed for misjoinder of a cause of action.
3. The dismissal is without prejudice.

## DISCUSSION

In ruling on preliminary objections the court must accept as true all well-pleaded material allegations as well as inferences reasonably deduced from them. *Envirotest Partners v. Dept. of Transp.*, 664 A.2d 208 (Commw. Ct. 1995). The court need not accept as true conclusions of law, unwarranted inferences from facts, argumentative allegations, or expressions of opinion. *Id.* To sustain preliminary objections it must appear with certainty that the law will not permit recovery; any doubt should be resolved by a refusal to sustain them. *Id.* The court's review is confined to the contents of the complaint. *In Re Adoption of S.P.T.*, 783 A.2d 779, 782 (Pa. Super. 2001).

The court may not consider any evidence or facts outside the four corners of the pleadings. *Id.* The relative merits of the complaint have no bearing on the disposition of the matter. *Id.*

NIC has filed its preliminary objection pursuant to Pa. R. Civ. P. 1028(a)(5), misjoinder of a cause of action. NIC alleges that the claims against it do not arise from the same transaction or occurrence and do not involve a common factual background or common factual or legal questions as the claims against the alleged tortfeasor, Davis. In its Brief filed with its Preliminary Objections, NIC argues that the joinder of a tort claim against Davis with an insurance coverage claim against NIC is improper under Pennsylvania Law.

NIC bases its argument on the Pennsylvania Supreme Court's decision in *Stokes v. Loyal Order of Moose Lodge*, 466 A.2d 1341 (Pa. 1983), and the Superior Court's holding in *Garrett Electronics Corp. v. Kampbell Enterprises, Inc.*, 555 A.2d 216 (Pa. Super. 1989). NIC argues these cases stand for the proposition that a claim against an insurance carrier does not arise from the same transaction or

occurrence as the underlying claim against a tortfeasor and, therefore, the claims cannot be joined. NIC alleges that the insurance transaction was separate and apart from the accident involving Mr. Michaleski and Davis.

In *Stokes*, plaintiff filed a trespass action against defendant for injuries sustained by plaintiff when a folding chair she was sitting on at defendant's premises collapsed. *Stokes*, 466 A.2d at 1342. The defendant sought to join its insurance carrier as an additional defendant pursuant to Pa. R. Civ. P. 2252(a) alleging the insurance carrier breached an insurance policy by refusing to either defend or indemnify defendant. *Id.*

Rule 2252(a), at the time *Stokes* was decided, provided:

In any action the defendant or any additional defendant may, as the joining party, join as an additional defendant any person whether or not a party to the action who may be liable or liable over to him on the cause of action declared upon the plaintiff or jointly or severally liable thereon with him, or who may be liable to the joining party on any cause of action which he may have against the joined party arising out of the transaction or occurrence or series of transactions or occurrences upon which the plaintiff's cause of action is based.

*Id.* at 1343.

The Court held:

The complaint against [defendant] was based on wife plaintiff's fall on [defendant's] premises. The complaint to join [the additional defendant] was based on [the additional defendant's] alleged obligation to insure and defend [defendant]. We find that this was a distinct transaction and that the complaints did not arise out of the same transaction or occurrence...such complaints should not be joined because they do not involve a common factual background or common factual or legal questions. The evidence that would establish [the additional defendant's] obligation to insure is distinct from the evidence that would establish [defendant's] liability. [Defendant] may bring a separate action for damages caused by

wrongful denial of insurance coverage... Furthermore, a remedy may be sought through a declaratory judgment action...

*Id.* at 1345.

The Superior Court was faced with a similar scenario in *Garrett*, except that the additional defendant sought to be joined by defendant was the plaintiff's insurance provider. The Court again found that joinder was inappropriate. The Court held that defendant was attempting to force plaintiff to litigate, in the same action for negligence, a separate cause of action for insurance coverage against its insurance company. *Garrett*, 555 A.2d at 216. The duty which the insurance company was alleged to have breached was different, "not only in kind but also in time," from the duty which the defendant was alleged to have breached. *Id.* at 217. Because the defendant and the additional defendant were not jointly liable on the cause of action alleged by plaintiff and because such liabilities did not arise from the same transaction or occurrence, joinder was not appropriate. *Id.*

In their Response and Memorandum filed November 12, 2009, Plaintiffs allege that neither *Stokes* nor *Garrett* are on point because they each deal with situations where a defendant seeks to join as an additional defendant, the insurance provider, pursuant to Pa. R. Civ. P. 2252(a). However, in this matter, Plaintiffs argue that joinder of such cause of action is permitted by Pa. R. Civ. P. 2229(b). In the alternative, Plaintiffs argue that the only relief NIC may be entitled to is dismissal of Count 1 without prejudice.

Plaintiffs argue the causes of action were properly joined pursuant to Rule 2229(b). Pa. R. Civ. P. 2229(b) provides:

A plaintiff may join as defendants persons against whom the plaintiff asserts any right to relief jointly, severally, separately or in the alternative, in respect of or arising out of the same transaction, occurrence, or series of transactions or occurrences if any common question of law or fact affecting the liabilities of all such persons will arise in the action.

There is some case law support for Plaintiffs' position. In *Berkebile v. Nationwide Insurance Co.*, 6 Pa. D. & C.3d 243 (Somerset Co. 1977), the court was called upon to interpret provisions of the

No-fault Motor Vehicle Insurance Act.<sup>2</sup> Plaintiffs brought a cause of action in trespass against defendant alleging negligence in an automobile accident. *Id.* at 245. In the same suit, plaintiffs brought a cause of action in assumpsit against their insurance company alleging the insurance company failed to pay certain benefits allegedly due under the insurance policy. *Id.* at 247. The defendants sought to strike the assumpsit action as a misjoinder of a cause of action. *Id.* at 249. Defendants argued that “even though plaintiffs may have causes of actions against both defendants, there is no authority for combining both actions in one suit.” *Id.*

The court decided this case under the then-existing Rule 2229(b) which is nearly identical to the current version. The court found that “[s]uperficially, defendant is correct that actions against these two different defendants, one in trespass, the other in assumpsit, may not be joined.” *Id.* at 250. However, the court also found that the negligence defendant’s liability for damages plaintiffs may recover under the No-fault Motor Vehicle Insurance Act was dependent on what the insurance company may be obligated to pay plaintiff. *Id.*

Thus, if plaintiff’s basic loss benefits would exceed those for which [the insurance company] is contractually liable, [the negligence defendant] may be liable for the excess. This does seem to present a common question of law or fact affecting the liability of both defendants. It would seem that [the insurance company’s] liability under its policy must be decided before [the negligence defendant] may be held liable, if found at fault, for the excess of these elements of damage.<sup>3</sup>

A joint trial against [the negligence defendant] and [the insurance company] may indeed be prejudicial to both,

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<sup>2</sup>The No-fault Motor Vehicle Insurance Act was enacted as 40 P.S. § 1009.101 et. seq. It was superseded by the Motor Vehicle Financial Responsibility Law, 75 Pa.C.S.A. § 1716. *Schappell v. Motorists Mut. Ins. Co.*, 934 A.2d 1184, 1190 (Pa. 2007). “The No-fault Act was intended to eliminate the necessity of the victim of a motor vehicle accident having to demonstrate the fault of another party in order to be compensated for injuries incurred as a result of the accident, a process often entailing extensive litigation and long periods of time. The No-fault Act created a system whereby every victim would receive prompt payment of basic medical and rehabilitation costs and recover a reasonable amount for work loss, replacement services and survivor’s loss.” *Berkebile*, 6 Pa. D. & C.3d at 244.

<sup>3</sup>See the elements listed in FN 2.



but for convenience and in order to avoid unnecessary costs and delay to all parties, we think it is appropriate that these actions remain as one during the pleading and pre-trial stage. Convenience is further demonstrated by the representation of [both defendants] by the same counsel.

*Id.*

Although a similar situation existed in *Berkebile*, the reasoning present in that case is not applicable to this case. *Berkebile* acknowledged that the two actions should not be joined, but created an exception pursuant to the No-fault Act. *Id.* However, that Act, in its present form, is not at issue in this case. Furthermore, *Stokes* makes clear that such complaints, one in tort and the other to determine insurance coverage, do not arise out of the same transaction or occurrence and do not involve a common factual background or common factual or legal questions. *Stokes*, 466 A.2d at 1345.

This determination is supported by language in the Commonwealth Court's decision in *Lincoln General v. Donahue*, 616 A.2d 1076 (Pa. Commw. 1992). In that case plaintiffs brought an action against defendants for injuries sustained in an automobile accident. *Id.* at 1078. In a separate action in a separate county, defendants' insurance company brought a declaratory judgment action asserting that none of the policies they issued afforded coverage to the defendants on the underlying tort action. *Id.* In dicta, the Court stated that *Stokes* would prevent the tort plaintiffs from joining the insurance provider to the underlying tort action to merely litigate questions of insurance coverage. *Id.* at 1081. Likewise, it would be inappropriate in the matter sub judice for the Plaintiffs to join their insurance provider to the underlying tort action merely to litigate questions of insurance coverage.

Accordingly, Defendant NIC's preliminary objection is granted. However, nothing stated herein prevents Plaintiffs from pursuing a separate declaratory judgment action against Defendant NIC. Accordingly, Count I of the Complaint is dismissed without prejudice.

#### ORDER

AND NOW, this 22nd day of December, 2009, Defendant National Indemnity Company's (NIC) Preliminary Objection filed October 26, 2009, is granted. Plaintiffs are granted leave to file a separate declaratory judgment action against NIC.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1195 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1195

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR  
TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST  
vs.

TRACY M. BARTON &  
DONALD L. SHAFFER  
780 COMPANY FARM ROAD  
ASPERS, PA 17304  
TOWNSHIP OF TYRONE

Parcel No.: 40-H06-0092-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$290,649.75

Attorneys for Plaintiff  
Mancini & Associates

SEIZED and taken into execution as the property of **Tracy M. Barton & Donald L. Shaffer** 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 October 1, 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.

7/30, 8/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2041 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2041

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA  
vs.  
THOMAS L. BRUMBELOE &  
DIANA BRUMBELOE

1202 BULL VALLEY ROAD  
ASPERS, PA 17304  
TOWNSHIP OF TYRONE

Parcel No.: 40-H06-0001A-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$168,707.79

Attorneys for Plaintiff  
McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Thomas L. Brumbeloe & Diana Brumbeloe** 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 October 1, 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.

7/30, 8/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-368 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-368

BAC HOME LOANS SERVICING LP  
vs.  
GERALD A. BREAM JR. &  
DENISE A. BREAM

9 LAKE MEADE DRIVE  
EAST BERLIN, PA 17316  
TOWNSHIP OF READING

Parcel No.: 36-105-0058-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$307,529.18

Attorneys for Plaintiff  
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Gerald A. Bream, Jr. & Denise A. Bream** 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 October 1, 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.

7/30, 8/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-325 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-325

INDYMAC FEDERAL BANK FSB  
vs.

STEVEN ALLEN CORKUM A/K/A  
STEVE CORKUM A/K/A STEVEN A.  
CORKUM & SUSAN JOAN CORKUM  
A/K/A SUSAN J. CORKUM A/K/A  
SUSAN MEYER

34 BASEHOAR SCHOOL ROAD  
LITTLESTOWN, PA 17340  
TOWNSHIP OF UNION

Parcel No.: 41-J16-0045-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$221,295.31

Attorneys for Plaintiff  
McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Steven Allen Corkum a/k/a Steve Corkum a/k/a Steven A. Corkum & Susan Joan Corkum a/k/a Susan J. Corkum a/k/a Susan Meyer** 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 October 1, 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.

7/30, 8/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2014 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2014

THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS CWABS,  
INC., ASSET-BACKED CERTIFICATES,  
SERIES 2005-BC5  
vs.

LOUANN ELINE &  
CHARLES B. ELINE, JR.

29 JOHNAMEAC NORTH  
HANOVER, PA 17331  
BOROUGH OF LITTLESTOWN

Parcel No.: 27-004-0014-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$128,802.95

Attorneys for Plaintiff  
McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Louanne Eline & Charles B. Eline, 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 October 1, 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.

7/30, 8/6 & 13

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-489 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-489

NATIONAL CITY BANK OF INDIANA  
vs.

JEFFREY L. COX A/K/A JEFFREY COX  
KATHY L. COX A/K/A KATHY COX

6 PARADISE COURT  
NEW OXFORD, PA 17350  
TOWNSHIP OF NEW OXFORD

Parcel No.: 34-007-0057-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$114,867.90

Attorneys for Plaintiff  
Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as the property of **Jeffrey L. Cox a/k/a Jeffrey Cox & Kathy L. Cox a/k/a Kathy Cox** 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 October 1, 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.

7/30, 8/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-352 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-352

CHASE HOME FINANCE, LLC S/B/M/T  
CHASE BANK USA

vs.

ERNEST L. FINFROCK, SR. &  
TANYA F. FINFROCK

334 LAFAYETTE DRIVE, LOT 190  
LITTLESTOWN, PA 17340  
BOROUGH OF LITTLESTOWN

Parcel No.: 27-011-0221-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$217,107.27

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Ernest L. Finfrock, Sr. & Tanya F. Finfrock** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-150 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-150

CHASE HOME FINANCE LLC  
vs.

PATRICIA A. EYLER &  
JAMES A. EYLER

447 MOUNT HOPE ROAD  
FAIRFIELD, PA 17320  
TOWNSHIP OF HAMILTONBAN

Parcel No.: 18-C14-0021A-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$41,762.20

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Patricia A. Eyerl & James A. Eyerl** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1683 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1683

GMAC MORTGAGE LLC  
vs.

CHAD C. FAIR

167 CHERRY LANE  
EAST BERLIN, PA 17316  
TOWNSHIP OF HAMILTON

Parcel No.: 17-L09-0056-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$114,583.09

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Chad C. Fair** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-744 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-744

CHASE HOME FINANCE LLC, S/B/M/T  
CHASE MANHATTAN MORTGAGE  
CORPORATION  
vs.

YANET A. ALVARADO A/K/A YANET A.  
GARCIA ALVARADO & IVLSON  
MORALES LUCIANO

20 PINE LANE  
NEW OXFORD, PA 17350  
TOWNSHIP OF OXFORD

Parcel No.: 35-008-0126-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$177,846.63

Attorneys for Plaintiff  
Grenen & Birsic, P.C.

SEIZED and taken into execution as  
the property of **Yanet A. Alvarado a/k/a  
Yanet A. Garcia Alvarado & Ivilson  
Morales Luciano** 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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-827 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-827

BANK OF AMERICA NATIONAL  
ASSOCIATION  
vs.  
MENNA GANGWAL

128-130 CARLISLE STREET  
GETTYSBURG, PA 17325  
BOROUGH OF GETTYSBURG

Parcel No.: 16-007-0097-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$188,248.02

Attorneys for Plaintiff  
Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as  
the property of **Meena Gangwall** 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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1976 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1976

HSBC BANK USA NA  
vs.  
GRETCHEN M. GRAVATT  
30 HOWARD DRIVE  
EAST BERLIN, PA 17316  
TOWNSHIP OF LATIMORE

Parcel No.: 23-101-0017-000 A/K/A 24-  
101-0017-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,190.22

Attorneys for Plaintiff  
Shapiro & Denardo, LLC

SEIZED and taken into execution as  
the property of **Gretchen M. Gravatt** 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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 06-S-285 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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. 06-S-285  
WASHINGTON MUTUAL BANK, FA  
vs.  
BRIAN K. KINT &  
DIXIE L. KLINGENSMITH-KINT

25 BONNIEFIELD CIRCLE  
GETTYSBURG, PA 17325  
BOROUGH OF BONNIEFIELD

Parcel No.: 06-009-0071-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$146,787.70

Attorneys for Plaintiff  
Udren Law Offices, PC

SEIZED and taken into execution as the property of **Brian K. Kint & Dixie L. Klingensmith-Kint** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-359 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-359  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY  
vs.  
KEN HANKINS

2512 MOUNT HOPE ROAD  
FAIRFIELD, PA 17320  
TOWNSHIP OF HAMILTONBAN

Parcel No.: 18-B15-0006-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$148,798.02

Attorneys for Plaintiff  
Udren Law Offices, PC

SEIZED and taken into execution as the property of **Ken Hankins** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-536 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-536  
GMAC MORTGAGE LLC  
vs.  
JAMES W. HOUSEMAN III

485 BASEHOAR SCHOOL ROAD  
LITTLESTOWN, PA 17340  
TOWNSHIP OF UNION

Parcel No.: 41-003-0003-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$182,642.01

Attorneys for Plaintiff  
Goldbeck McCafferty & McKeever

SEIZED and taken into execution as the property of **James W. Houseman 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 October 1, 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.

8/6, 13 & 20

## SHERIFF'S SALE

**JULY 9TH SALE CONTINUED TO:**

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1496 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1496

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE MORGAN STANLEY ABS CAPITAL I. INC. TRUST 2006-NC5, MORTGAGE CERTIFICATE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II IN. TRUST 2007-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR-4 vs.

ADAMS PHILLIPS

102 STUDY ROAD

LITTLESTOWN, PA 17340

Parcel No.: 30-G18-0053---000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$231,838.12

Attorneys for Plaintiff

Goldbeck McCafferty & McKeever

SEIZED and taken into execution as the property of **Adam Phillips** 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 October 1, 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.

8/6, 13 & 20

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1989 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1989

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-13 vs.

JEFFREY W. RHOTEN

105 HILL ROAD

HANOVER, PA 17331

TOWNSHIP OF MOUNT PLEASANT

Parcel No.: 32-J13-0057J-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$93,964.46

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as the property of **Jeffrey W. Rhoten** 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 October 1, 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.

8/6, 13 & 20

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-395 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-395

BAC HOME LOANS SERVICING LP  
FKA COUNTRYWIDE HOME LOANS SERVICING LP vs.

RONALD E. KUTZ &  
DEANNA LYNNE KUTZ

27 MAIN TRAIL

FAIRFIELD, PA 17320

BOROUGH OF CARROLL VALLEY

Parcel No.: 43-002-0131-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$250,519.54

Attorneys for Plaintiff

Goldbeck McCafferty & McKeever

SEIZED and taken into execution as the property of **Ronald E. Kutz & Deanna Lynne Kutz** 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 October 1, 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.

8/6, 13 & 20

## SHERIFF'S SALE

**JULY 9TH SALE CONTINUED TO:**

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1588 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1588

WELLSFARGO BANK, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF  
STRUCTURED ASSET MORTGAGE  
INVESTMENTS II IN. TRUST 2007-  
AR4, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-AR-4  
vs.

TIMOTHY RILL

21 COMMERCE STREET  
NEW OXFORD, PA 17350

Parcel No.: 34-005-0203---000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,136.33

Attorneys for Plaintiff

McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as  
the property of **Timothy Rill** 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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2021 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2021

HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
DEUTSCHE ALT 2007-4  
vs.  
TIMOTHY RILL

17 COMMERCE STREET  
NEW OXFORD, PA 17350  
BOROUGH OF NEW OXFORD

Parcel No.: 34-005-0201-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$120,290.30

Attorneys for Plaintiff

Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as  
the property of **Timothy Rill** 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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2018 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2018

HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
DEUTSCHE ALT 2007-4  
vs.  
TIMOTHY RILL

23 COMMERCE STREET  
NEW OXFORD, PA 17350  
BOROUGH OF NEW OXFORD

Parcel No.: 31-005-0204-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$119,197.06

Attorneys for Plaintiff

Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as  
the property of **Timothy Rill** 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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20



## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1823 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1823

WELLSFARGO BANK N.A.

vs.

RICHARD W. SCHOTT &  
LUZMINDA U. SCHOTT

2455 GRANITE STATION ROAD  
GETTYSBURG, PA 17325  
TOWNSHIP OF STRABAN

Parcel No.: 38-022-0080-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$217,345.83

Attorneys for Plaintiff

Parker McCay, Attorneys at Law

SEIZED and taken into execution as the property of **Richard W. Schott & Luzminda U. Schott** 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 October 1, 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.

8/6, 13 & 20

## SHERIFF'S SALE

**JULY 9TH SALE CONTINUED TO:**

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-283 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-283

CHASE HOME FINANCE LLC

vs.

CHRISTIAN F. ROBINDER

373 VILLAGE DRIVE  
GETTYSBURG, PA 17325

Parcel No.: 16-009-0147---000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,018.66

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SEIZED and taken into execution as the property of **Christian F. Robinder** 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 October 1, 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.

8/6, 13 & 20

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-592 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-592

CHASE HOME FINANCE LLC

vs.

CLAIR J. SHULTZ

133 NORTH MAIN STREET  
BENDERSVILLE, PA 17306  
BOROUGH OF BENDERSVILLE

Parcel No.: 03-001-0045-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$134,730.83

Attorneys for Plaintiff

Shapiro & Denardo, LLC

SEIZED and taken into execution as the property of **Clair J. Shultz** 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 October 1, 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.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-211 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-211

SOVEREIGN BANK S/B/M TO  
WAYPOINT BANK

vs.  
BRIAN K. STORM &  
MELISSA R. STORM

64 LUCAS DRIVE  
LITTLTOWN, PA 17340  
TOWNSHIP OF GERMANY

Parcel No.: 15-J18-0174-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$178,933.70

Attorneys for Plaintiff  
Phelan Hallinan & Schmiegl, LLP

SEIZED and taken into execution as  
the property of **Brian K. Storm &  
Melissa R. Storm** 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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2020 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-2020

JP MORGAN CHASE BANK N.A.  
vs.

ROBIN A. SULLIVAN &  
THE UNITED STATES OF AMERICA

967 PLUNKERT ROAD  
LITTLTOWN, PA 17340  
TOWNSHIP OF MOUNT PLEASANT

Parcel No.: 32-115-0047F-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$197,900.92

Attorneys for Plaintiff  
McCabe, Weisberg & Conway, P.C.

SEIZED and taken into execution as  
the property of **Robin A. Sullivan** 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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1431 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-1431

PNC BANK NATIONAL ASSOCIATION /  
JERZY WIRTH, ASSIGNEE

vs.  
TILLIE PIERCE HOUSE LLC

303 BALTIMORE STREET  
GETTYSBURG, PA 17325  
GETTYSBURG BOROUGH

Parcel No.: 16-010-0354-000  
(Acreage or street address)

IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$256,176.76

Attorneys for Plaintiff  
Patrono & Associates, LLC

SEIZED and taken into execution as  
the property of **Tillie Pierce House LLC**  
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 October 1, 2010,  
and distribution will be made in accor-  
dance with said schedule, unless excep-  
tions are filed thereto within 20 days after  
the filing thereof. Purchaser must settle  
for property on or before filing date.

ALL claims to property must be filed  
with Sheriff before sale date.

As soon as the property is declared  
sold to the highest bidder, 20% of the  
purchase price or all of the cost,  
whichever may be the higher, shall be  
paid forthwith to the Sheriff.

8/6, 13 & 20

**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 RAY D. COOL, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Carolyn Weikert, 619 White Church Road, Gettysburg, PA 17325

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

**ESTATE OF VIRGINIA B. DAY, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executors: Donald W. Day, 567 Gardners Station Rd., Gardners, PA 17324; Robert L. Day, 328 Goodyear Rd., Gardners, PA 17324

Attorney: Jan M. Wiley, Esq., The Wiley Group, P.C., 130 W. Church St., Suite 101, Dillsburg, PA 17019

**ESTATE OF MARY A. FREED, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Robert S. Freed, 1143 Turnberry Lane, York, PA 17403; James A. Freed, 6043 Old Hanover Road, Spring Grove, PA 17362

**ESTATE OF WILLIAM W. MILLER, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Executrix: Wanda L. Carr, 20 Idaville/ York Springs Rd., Gardners, PA 17324

Attorney: Lynn G. Peterson, Esq., Peterson & Peterson, 515 Carlisle Street, Hanover, PA 17331

**ESTATE OF GRACE A. PROULX, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executor: Jay A. Shank, 44 Cornell Drive, Hanover, PA 17331

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

**ESTATE OF EVELINE E. SHEETS, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Beverly C. Hutton, 75 Herr's Ridge Road, Gettysburg, PA 17325

Attorney: Timothy J. Shultis, Esq., Miller & Shultis, P.C., 249 York Street, Hanover, PA 17331

**SECOND PUBLICATION****ESTATE OF DONALD E. CHRISTY, JR., DEC'D**

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

Executor: David Murdock, 10 Commerce St., New Oxford, PA 17350

**ESTATE OF HELEN L. CONSTANDINE, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Peggy Lee Altland, 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 MILDRED H. MOSER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Patsy J. Tawney, 117 Oak Drive, New Oxford, PA 17350

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

**ESTATE OF KATHLEEN H. PALMER, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Duane A. Palmer, c/o Matthew L. Guthrie, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York St., Hanover, PA 17331

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

**ESTATE OF ANNE E. SCOTT a/k/a ANNE ELIZABETH SCOTT, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Peter F. Scott, 40 Bittern Drive, Gettysburg, PA 17325

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

**ESTATE OF JOHN C. STAHL, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Anne S. Groh, 3242 Peachtree Road NE, Apt. 1407, Atlanta, GA 30305

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

**ESTATE OF ROBERT L. WATSON, JR., DEC'D**

Late of Liberty Township, Adams County, Pennsylvania

Executrix: Ginger M. Watson, 2901 Tract Road, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**THIRD PUBLICATION****ESTATE OF FRANCIS R. RAMEY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Personal Representatives: Marilyn M. Ramey, 10609 Springmann Drive, Fairfax, VA 22030; Raymond L. Hopkins, Jr., 43 Pegram Street, Gettysburg, PA 17325-3233

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

**ESTATE OF NANCY L. SHULTZ, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Tina M. Thomas, 399 Boyd's Hollow Rd., Biglerville, PA 17307

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

**ESTATE OF JAY ANDREW SULLIVAN, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Administratrix: Kathleen W. Tracey and Marilyn L. Redding, c/o D.J. Hart, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

Attorney: D.J. Hart, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

IN THE COURT OF  
COMMON PLEAS OF  
ADAMS COUNTY, PENNSYLVANIA

No. 10-S-521

GETTYSBURG FOUNDRY SPECIAL-  
TIES CO., Plaintiff

vs.

CM METALS GETTYSBURG, INC.,  
Defendant

TO: CM Metals Gettysburg, Inc.,  
Together with its successors, assigns,  
and all other parties of interest

TAKE NOTICE that on or around March 25, 2010 the above-named Plaintiff filed a Writ of Summons and Lis Pendens and a Complaint on June 24, 2010 against CM Metals Gettysburg, Inc. The Complaint respectfully requests that the Honorable Court enter judgment in favor of Plaintiff, Gettysburg Foundry Specialties Co., against the Defendant, CM Metals Gettysburg, Inc., and rescind the March 30, 1999 transfer from Plaintiff, Gettysburg Foundry Specialties Co., to Defendant, CM Metals Gettysburg, Inc., of the three (3) tracts of land via a quitclaim deed located respectively at 2664, 2674, and 2810 Emmitsburg Road, Gettysburg, Adams County, Pennsylvania and more particularly described in a quitclaim deed recorded in the Office of the Recorder of Deeds for Adams County at Deed Book 1872, Page 0147 and grant such other and further relief as this Honorable Court may deem just and proper, including, but not limited to, reasonable attorney's fees, expenses and all costs incurred by Plaintiff, Gettysburg Foundry Specialties Co.

WHEREFORE, the Court of Common Pleas of Adams County has ordered that service of the Writ of Summons, Lis Pendens, and Complaint be made on the Defendant, its successors, assigns, and all other parties of interest, by publication. Plaintiff will request the Court to enter a final judgment including, but not limited to, reasonable attorney's fees, expenses and costs, incurred by Plaintiff, and to rescind the March 30, 1999 transfer via the quitclaim deed described herein.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator  
Adams County Courthouse  
117 Baltimore Street  
Gettysburg, PA 17325  
Phone (717) 337-9846

CGA Law Firm  
Glenn J. Smith, Esq.  
PA 85925  
135 North George Street  
York, PA 17401  
717-848-4900  
717-843-9039 fax  
Attorneys for Plaintiff

8/6

IN THE COURT OF  
COMMON PLEAS OF  
ADAMS COUNTY, PENNSYLVANIA  
2010-S-1118

NOTICE IS HEREBY GIVEN that on July 6, 2010, TYLER ALEXANDER BROWN filed a Petition in the above-named Court praying for a Decree to change his name to TYLER ALEXANDER GROFT.

The Court has fixed the 10th day of September, 2010 at 1:00 p.m. in Courtroom No. 4 in the Adams County Courthouse, 111-117 Baltimore Street, Gettysburg, Pennsylvania 17325 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 prayer of the Petitioner should not be granted.

Scott J. Strausbaugh, Esq.  
Becker & Strausbaugh, P.C.  
Attorney for Petitioner Tyler A. Brown  
7/30 & 8/6

**SHERIFF'S SALE**

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-41 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 10th day of September, 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-41

GMAC MORTGAGE, LLC  
vs.

JASON ALLEN WAGNER

322 SOUTH STREET  
HANOVER, PA 17331

PARCEL NO. 08-009-0005---000

TOWNSHIP OF CONEWAGO  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$140,333.09

Attorneys for Plaintiff  
Goldbeck, McCafferty & McKeever

SEIZED and taken into execution as the property of **Jason Allen Wagner** 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 October 1, 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.

7/23, 30 & 8/6