

Adams County **Legal Journal**

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IN THIS ISSUE

BURKENTINE ET AL VS. CONJACK

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*Paul Ketterman
Senior Trust Officer*



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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1046 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1046

SUSQUEHANNA BANK

vs.

KIM HUI MARTIN ESTATE a/k/a KIM H.
MCKINNEY & LUTHER H. MARTIN

1485 NEW CHESTER RD., LOT 9

NEW OXFORD, PA 17350

STRABAN TOWNSHIP

Parcel No.: 38-109-0033---000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$53,690.88

Attorneys for Plaintiff

CGA LAW FIRM, P.C.

SEIZED and taken into execution as
the property of **Kim Hui Martin Est a/k/a
Kim H. McKinney & Luther H. Martin**
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 March 18, 2011,
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, which-
ever may be the higher, shall be paid
forthwith to the Sheriff.

1/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1453 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1453

NATIONSTAR MORTGAGE LLC

vs.

JOSEPH MILLER

120 CONEWAGO DRIVE

EAST BERLIN, PA 17316

READING TOWNSHIP

Parcel No.: 36-L08-0008---000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$138,527.19

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Joseph Miller** 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 March 18, 2011,
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, which-
ever may be the higher, shall be paid
forthwith to the Sheriff.

1/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1969 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1969

WELLS FARGO BANK NA

vs.

BRUNO GRELA MPOKO

1210 BULLFROG ROAD

FAIRFIELD, PA 17320

FREEDOM TOWNSHIP

Parcel No.: 13-E17-0071---000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$340,940.97

Attorneys for Plaintiff

SHAPIRO AND DENARDO, LLC

SEIZED and taken into execution as
the property of **Bruno Grela Mpoko** 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 March 18, 2011,
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, which-
ever may be the higher, shall be paid
forthwith to the Sheriff.

1/21, 28 & 2/4

BURKENTINE ET AL VS. CONJACK

1. If a communication tends to harm an individual's reputation so as to lower that individual in the eyes of the community or to cause third persons to avoid association or dealing with that individual, the communication is defamatory.

2. Generally, opinions are not actionable; however, an opinion that implies it is based on an allegation of undisclosed defamatory facts is a defamatory communication.

3. In a defamation action, the pleading standard is stricter. The complaint on its face must specifically identify what allegedly defamatory statements were made by whom and to whom.

4. To state a claim for commercial disparagement, the following must be alleged: (1) the statement is false; (2) the publisher either intends the publication to cause pecuniary loss or reasonably should recognize that publication will result in pecuniary loss; (3) pecuniary loss does in fact result; and (4) the publisher either knows that the statement is false or acts in reckless disregard of its truth or falsity.

5. Commercial disparagement is a type of defamation action. Thus, the stricter pleading standard applies. The complaint on its face must specifically identify what allegedly defamatory statements were made by whom and to whom. Additionally, since compensating the Plaintiff for actual damages is the purpose for a commercial disparagement action, the damages must be pled specifically.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 09-S-1990, BURKENTINE & SONS BUILDERS, INC.
AND STONE RIDGE DEVELOPMENT CORPORATION VS.
RAYMOND P. CONJACK AND ROMAINE A. CONJACK.

Paul W. Minnich, Esq., for Plaintiffs

Matthew E. Teeter, Esq., for Defendants

Campbell, J., July 28, 2010

OPINION

Before the Court are the Preliminary Objections of Defendants demurring to both Counts and asserting that both Counts lack the requisite specificity. For the reasons stated below, the Preliminary Objections are granted in part and denied in part.

STATEMENT OF FACTS

Defendants, Raymond P. Conjack and Romaine A. Conjack and Plaintiffs, Burkentine & Sons, Inc. and Stone Ridge Development Corporation executed a written agreement on May 28, 2008 for the purchase of property located at 127 Meadowview Lane, New Oxford, Hamilton Township, Adams County, Pennsylvania. The agreement also provided for the construction of a single-family residence upon said parcel. Closing occurred on January 15, 2009, at which time the parties agreed that the Defendants would retain \$4000.00 of the final

payment until certain items were completed by Plaintiffs pursuant to the contract.

After settlement occurred, disputes arose between the parties about the work that needed to be completed under the contract or repaired under the warranty. On November 25, 2009, the Defendants filed a civil suit against Burkentine & Sons Builders, Inc., et. al. and Burkentine & Sons Contractors, Inc. seeking relief regarding the disputes between the parties. That action (*Conjack v. Burkentine & Sons Builders, Inc., et al.*, Docket No. 09-S-1918) is pending.

On December 15, 2009, Plaintiffs instituted the action at hand by filing a Praecipe for Summons. A Complaint, alleging defamation and commercial disparagement, was filed in this case on February 24, 2010. On March 10, 2010, Defendants filed Preliminary Objections alleging failure to state a cause of action and insufficient specificity of pleading as to both counts of Plaintiffs' Complaint.

DISCUSSION

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

I. FAILURE TO STATE A CAUSE OF ACTION AGAINST DEFENDANTS FOR DEFAMATION

Defendants' first objection is a demurrer to Count I of Plaintiff's complaint. Defendants allege Plaintiffs failed to state a cause of action for defamation. "[A] defamatory action must generally allege (1) the defamatory character of the communication, (2) publication of the communication to a third party, (3) that the communication refers to the plaintiff, (4) the third party's understanding of the communication's defamatory character and (5) injury." *Petula v. Mellody*,

138 Pa. Cmwlth. 411, 417, 588 A.2d 103, 106-07 (Pa. Cmwlth. Ct. 1991) citing *Walder v. Lobel*, 339 Pa. Super. 203, 488 A.2d 622 (1985) and *Raneri v. DePolo*, 65 Pa. Cmwlth. 183, 441 A.2d 1373 (1982); See *Itri v. Lewis*, 281 Pa. Super. 521, 523, 422 A.2d 591, 592 (Pa. Super. 1980).

“Counts alleging defamation should not be dismissed on the basis of a preliminary objection in the nature of demurrer unless it is clear that the communication is incapable of a defamatory meaning. Whether a communication is capable of a defamatory meaning is for the court to determine in the first instance. However, if the court concludes that the communication could be construed as defamatory, then the final determination is for the jury.”

Petula at 419, 588 A.2d at 108 (internal citations omitted).

If a communication tends to harm an individual’s reputation so as to lower that individual in the eyes of the community or to cause third persons to avoid association or dealing with that individual, the communication is defamatory. *Id.* at 419-20, 588 A.2d at 108 citing *Corabi v. Curtis Publishing Co.*, 441 Pa. 432, 273 A.2d 899 (1971) and *Goralski v. Pizzimenti*, 115 Pa. Cmwlth. 210, 540 A.2d 595 (1988). “The test is the effect the allegedly false and defamatory communication is fairly calculated to produce and the impression it would naturally engender in the minds of those among whom it was intended to circulate.” *Id.* at 420, 588 A.2d at 108 citing *Beckman v. Dunn*, 276 Pa. Super. 527, 419 A.2d 583 (1980). Generally, opinions are not actionable; however, an opinion that implies it is based on an allegation of undisclosed defamatory facts is a defamatory communication. *Id.* at 420, 588 A.2d at 108 citing *Goralski v. Pizzimenti*, 115 Pa. Cmwlth. 210, 540 A.2d 595 (1988).

In support of their Defamation action Plaintiffs allege, generally, the following: that their business is established and well-known in the Adams and York County areas; that their reputation has always been one of respect and esteem in the community; that the Defendants’ statements were false and malicious; that Defendants made the statements with the purpose of injuring Plaintiffs’ reputation; that the statements made by Defendants were defamatory in character and nature; that Defendants’ statements were made with knowledge of falsity, reckless disregard for the truth, and actual

malice; and that Plaintiffs have suffered damages and injury to their reputation because of Defendants' statements. *Complaint*, 5-6.

In paragraphs fourteen (14) through twenty-one (21), of their complaint Plaintiffs set forth generalized averments of Defendant's alleged conduct which Plaintiffs complain constituted and included defamatory communications. Plaintiffs also identify, very generally, the persons to whom those statements were made. *Id.*, 3-4. The only specific, quoted statements allegedly made by Defendant, Raymond P. Conjack were set forth in paragraphs twenty (20), twenty-one (21), and thirty-one (31) of Plaintiffs' Complaint. No specific statements are attributed to Defendant, Romaine A. Conjack. *Id.* 4, 5.

While the Court cannot, based on the averments of Plaintiffs' complaint, determine if the communications were defamatory, and while they are not, on their face, defamatory, depending on the context of the communications it is possible that they had a defamatory meaning. Although the Plaintiffs' complaint is presented with general, conclusory averments, the Plaintiffs have pleaded all elements of a cause of action for defamation. Plaintiffs have alleged, albeit in very general and conclusory terms, that the Defendants communicated to third parties about Plaintiffs in a defamatory nature and that the communications made by Defendants to third parties caused damage to Plaintiffs' reputation. Plaintiffs have further alleged that Defendants made these statements knowing of the statements' falsity and with reckless disregard for the truth. Because the Plaintiffs have pled information pertaining to the elements of defamation as to "Defendants", a general cause of action for defamation has been generally stated. Accordingly, Defendants' Demurrer to Count I is overruled.

II. INSUFFICIENT SPECIFICITY OF PLEADING WITH RESPECT TO DEFAMATION COUNT

Defendant next objects to Count I (Defamation) of Plaintiffs' Complaint, claiming that the pleadings are insufficiently specific to put the Defendants on notice in order to defend against the action. Generally, Pennsylvania Rule of Civil Procedure 1019 sets forth the requirements for the contents of pleadings. That rule provides in pertinent part:

"(a) The material facts on which a cause of action or defense is based shall be stated in a concise and summary

form. (b) Averments of fraud or mistake shall be averred with particularity. Malice, intent, knowledge, and other conditions of mind may be averred generally. . . . (f) Averments of time, place, and items of special damage shall be specifically stated.”

Pa.R.C.P. 1019. However, in a defamation action, the pleading standard is stricter. The complaint on its face must specifically identify what allegedly defamatory statements were made by whom and to whom. *Smith v. School District of Philadelphia*, 112 F. Supp. 2d 417, 429 (E.D.Pa. 2000).

In this instance, while Plaintiffs pled the general elements of a claim for Defamation, the complaint is woefully deficient in specifics. With regard to specific statements, Plaintiffs allege only that Ray Conjack made three (3) remarks, that he was 1.) going “to take Burkentine down”; 2.) “I’m taking Paul down”; and 3.) that Burkentine was “digging itself deeper”. Those statements in and of themselves are not defamatory. Such comments sound more like threats or boasting than defamatory statements of fact. Without knowing the specific context in which they were uttered, the remarks may be un-actionable expressions of opinion as there is nothing pled to imply that those statements are based on undisclosed defamatory facts. Plaintiffs did not state names of any persons to whom these statements were made, but described them vaguely as Plaintiffs’ employees and subcontractors if they were identified at all. For instance, it was not indicated to whom these statements were made to at the neighborhood party – whether to neighbors or other persons. *Id.* No specific third person was identified. Further, no specific statements were attributed to Defendant, Romaine Conjack. Plaintiffs plead only the “Defendants” made what essentially amount to complaints about Plaintiffs’ work quality. No facts were pled to suggest Defendant, Romaine Conjack ever said anything to anyone. Because none of the statements allegedly made by Defendant, Raymond P. Conjack included the context of the statements at issue, and because there is nothing to indicate which defendant made the other complaints or statements, much less when and where the statements were made nor the identity of the people to whom the statements were made, a more specific pleading is required. Further, complaints about the quality or lack of Plaintiffs’ work to Government inspectors

or to Plaintiffs' employees can not be considered defamatory. Accordingly, Defendant's Preliminary Objections to Count I will be sustained.

III. FAILURE TO STATE A CAUSE OF ACTION AGAINST DEFENDANTS FOR COMMERCIAL DISPARAGEMENT

Defendant next objects to the Plaintiffs' Complaint by raising a Demurer to Count II, alleging Plaintiff's failure to state a cause of action for commercial disparagement. To state a claim for Commercial disparagement, the following must be alleged: (1) the statement is false; (2) the publisher either intends the publication to cause pecuniary loss or reasonably should recognize that publication will result in pecuniary loss; (3) pecuniary loss does in fact result; and (4) the publisher either knows that the statement is false or acts in reckless disregard of its truth or falsity. *Pro Golf Manufacturing v. Tribune Review Newspaper Co.*, 570 Pa. 242, 247, 809 A.2d 243, 246 (Pa. 2002).

Plaintiffs alleged the same information regarding the commercial disparagement claim as for the defamation claim. Plaintiffs added that statements were "made to and in the presence of representatives and officials of Hamilton Township." *Complaint*, 6. Plaintiffs alleged that the statements made by the Defendants were false, that the Defendants knew of the falsity of the statements, that the statements were made to third parties, that the Defendants acted with the purpose of causing injury to Plaintiffs' reputation, and that the Plaintiffs suffered damages and injury to their reputation. *Id.* at 6-7. The complaint does not state whether any damages incurred by the Plaintiffs were pecuniary. Further, no amounts of loss were averred. Because no amount of damage was set forth in the complaint, the third requirement for stating a claim for commercial disparagement has not been met. Accordingly, Plaintiff has failed to state a claim for commercial disparagement. Count II is stricken from the complaint.

IV. INSUFFICIENT SPECIFICITY OF PLEADING WITH RESPECT TO COMMERCIAL DISPARAGEMENT COUNT

Finally, Defendant objects to Count II (Commercial Disparagement) of Plaintiffs' Complaint alleging there is insufficient specificity of pleading. Commercial disparagement is a type of defamation action. *Pro Golf Manufacturing* at 246, 809 A.2d at 246. Thus, the stricter

pleading standard applies. The complaint on its face must specifically identify what allegedly defamatory statements were made by whom and to whom. *Smith v. School District of Philadelphia*, 112 F. Supp. 2d 417, 429 (E.D.Pa. 2000). Additionally, since compensating the Plaintiff for actual damages is the purpose for a commercial disparagement action, the damages must be pled specifically under Pennsylvania Rule of Civil Procedure 1019(f). Pa.R.C.P. 1019(f); *SNA, Inc. v. Array*, 51 F. Supp. 2d 554 (E.D.Pa. 1999).

As the complaint lacks sufficient allegations to state a cause of action for commercial disparagement, so too are the pleadings insufficiently specific with regard to that claim. Plaintiffs' Count II will be stricken.

For these reasons, the attached Order is entered.

ORDER OF COURT

AND NOW, this 28th day of July, 2010, the Preliminary Objections of Defendants to Plaintiffs' Complaint are granted in part and denied in part.

Defendants' Preliminary Objection (Demurer) to Count I is overruled.

Defendants' Preliminary Objection to Count I regarding insufficient specificity of the Defamation claim is sustained. Plaintiffs shall have twenty (20) days from the date of this Order to file an amended complaint.

Defendants' Preliminary Objection (Demurrer) to Count II regarding whether Plaintiffs stated a claim for Commercial Disparagement and Defendants' Preliminary Objections alleging insufficient specificity with respect to Count II are both sustained. Count II is stricken.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1033 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1033
BANK OF NEW YORK MELLON
TRUST COMPANY NA
vs.

JAMES E. RUDISILL &
KAREN A. RUDISILL
245 N. STRATTON STREET
GETTYSBURG, PA 17325
GETTYSBURG BOROUGH

Parcel No.: 16-007-0064---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$136,572.22

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP
SEIZED and taken into execution as
the property of **James E. Rudisill &
Karen A. Rudisill** 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 March 18, 2011,
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, which-
ever may be the higher, shall be paid
forthwith to the Sheriff.

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-929 issu-
ing out of Court of Common Pleas
Adams County, and to me directed, will
be exposed to Public Sale on Friday, the
25th day of February, 2011, at 10:00
o'clock in the forenoon at the Sheriff's
Office located in the Courthouse,
Borough of Gettysburg, Adams County,
PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-0929
HSBC BANK USA NA
vs.

TONYA M. NAGLE &
JEREMY E. NAGLE
479 TILLIE TOWN ROAD
BIGLERVILLE, PA 17307
FRANKLIN TOWNSHIP

Parcel No.: 12-D11-0114---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGEMENT AMOUNT: \$127,994.48

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Tonya M. Nagle &
Jeremy E. Nagle** 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 March 18, 2011,
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, which-
ever may be the higher, shall be paid
forthwith to the Sheriff.

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1308
issuing out of Court of Common Pleas
Adams County, and to me directed, will
be exposed to Public Sale on Friday, the
25th day of February, 2011, at 10:00
o'clock in the forenoon at the Sheriff's
Office located in the Courthouse,
Borough of Gettysburg, Adams County,
PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1308
VARISH CONSTRUCTION, INC.
vs.

PANKAJ C. PATEL &
PRABHA P. PATEL
1650 YORK ROAD
GETTYSBURG, PA 17325
STRABAN TOWNSHIP

Parcel No.: 38-G12-0052--000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$181,000.00

Attorneys for Plaintiff
HARTMAN & YANNETTI

SEIZED and taken into execution as
the property of **Pankaj C. Patel &
Prabha P. Patel** 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 March 18, 2011,
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, which-
ever may be the higher, shall be paid
forthwith to the Sheriff.

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-619 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-619

SCOTT GRAEVES

vs.

ROBERT L. STEPHAN a/k/a
ROBERT L. STEPHEN
967 BOLLINGER ROAD
LITTLESTOWN, PA 17340
UNION TOWNSHIP

Parcel No.: 41-K17-0036---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$170,824.05
PLUS COSTS

Attorneys for Plaintiff

ROBERT L. MCQUAIDE

SEIZED and taken into execution as the property of **Robert L. Stephan a/k/a Robert L. Stephen** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1183 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1183

WELLS FARGO BANK NA

vs.

CARL M. SEHESTEDT III &
MICHELE RENEE SEHESTEDT
592 CEDAR RIDGE ROAD
NEW OXFORD, PA 17350-9139
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-12-0011---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$148,919.47

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Carl M. Sehestedt III & Michele Renee Sehestedt** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-2004 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-2004

PHH MORTGAGE CORPORATION

vs.

GRAILING S. SCOTT
130 GURNSEY ROAD a/k/a
130 GUERNSEY ROAD
BIGLERVILLE, PA 17307
BUTLER TOWNSHIP

Parcel No.: 07-F07-0047---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$91,243.25

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Grailing S. 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-210 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-210

SUSQUEHANNA BANK
vs.

HENRY L. TAYLOR, LLC

1240 NAWAKWA ROAD
BIGLERVILLE, PA 17307
HAMILTONBAN TOWNSHIP &
MENALLEN TOWNSHIP

TRACT #1

MENALLEN TOWNSHIP

PARCEL NO. 29-E06-0012
32 ACRES, 26 PERCHES

TRACT #2

HAMILTONBAN TOWNSHIP

PARCEL NO. 18-B16-0004
6 ACRES

TRACT #3

HAMILTONBAN TOWNSHIP

PARCEL NO. 18-D15-0015
16 ACRES, 120 PERCHES

IMPROVEMENTS THEREON: LAND

JUDGMENT AMOUNT: \$380,592.91
PLUS COSTS

Attorneys for Plaintiff

KEEFER, WOOD, ALLEN & RAHAL,
LLP

SEIZED and taken into execution as
the property of **Henry L. Taylor, 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1471 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1471

ACNB BANK, FORMERLY KNOWN AS
ADAMS COUNTY NATIONAL BANK

vs.

PARMINDER SINGH AND
PARAMJIT KAUR

2314 YORK ROAD
GETTYSBURG, PA 17325
STRABAN TOWNSHIP

Parcel No.: 38-H12-0027---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$192,710.59

Attorneys for Plaintiff

RICHARD E. THRASHER, ESQ.

SEIZED and taken into execution as
the property of **Parminder Singh and**
Paramjit Kaur 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1292 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1292

METLIFE HOME LOANS, A DIVISION
OF METLIFE BANK, N.A.

vs.

PATRICIA SYKES

159 COLORADO AVE., LOT 29
LITTLESTOWN, PA 17340-1141
LITTLESTOWN BOROUGH

Parcel No.: 27-007-0168---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$195,740.47

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Patricia Sykes** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-958 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-958
SUNTRUST MORTGAGE INC.
vs.

RYAN THOMPSON &
SCOTT P. THOMPSON &
KATHLEEN A. OLEARY EST.
119 EAST MAIN STREET
FAIRFIELD, PA 17320
FAIRFIELD TOWNSHIP

Parcel No.: 11-004-0007--000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$480,206.98

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Ryan Thompson & Scott P. Thompson & Kathleen A. Oleary Est.** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1613 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1613
AGCHOICE FARM CREDIT ACA
vs.

RANDALL L. TENNEY
2300 CHAMBERSBURG ROAD
BIGLERVILLE, PA, FORMERLY
KNOWN AS 555 SEVEN STARS
ROAD, GETTYSBURG, PA 17325
FRANKLIN TOWNSHIP

Parcel No.: 12-D12-0007--000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$290,229.48

Attorneys for Plaintiff
BLAKINGER, BYLER & THOMAS, P.C.

SEIZED and taken into execution as the property of **Randall L. Tenney** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1040 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1040
BANK OF NEW YORK MELLON
TRUST
vs.

RANDALL TRAVITZ
1230 BRAGGTOWN ROAD
DILLSBURG, PA 17019-9201
LATIMORE TOWNSHIP

Parcel No.: 23-K03-0016---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$74,195.10

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Randall C. Travitz** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-SU-0924 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-SU-0924

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

JERRY LEE WILLIAMS
1532 SELL STATION RD.
LITTLETOWN, PA 17340
UNION TOWNSHIP

Parcel No.: 41-K16-0017---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$125,957.63

Attorneys for Plaintiff
GOLDBECK MCCAFFERTY &
MCKEEVER

SEIZED and taken into execution as the property of **Jerry Lee Williams** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-549 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-549

BANK OF AMERICA NATIONAL
ASSOCIATION

vs.

RODNEY L. WINEKA
1465 HONDA RD., LOT 6
HANOVER, PA 17331
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-313-0130---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$106,974.37

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Rodney L. Wineka** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1007 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1007

CITIMORTGAGE, INC.

vs.

JENNIFER L. TYLER &
GARY W. TYLER
120 WAGNER ROAD
FAYETTEVILLE, PA 17222-8323
FRANKLIN TOWNSHIP

Parcel No.: 12-A10-0018---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$130,225.97

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Jennifer L. Tyler & Gary W. Tyler** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

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, February 4, 2011 at 8:30 a.m.

WHITTAKER—Orphan's Court Action Number OC-134-2010. The First and Final Account of Stephen L. Bloom, Executor of Patricia A. Whittaker, deceased, late of Tyrone Township.

FLICKINGER—Orphan's Court Action Number OC-178-2010. The First and Final Account of Regina M. Harms now known as Regina M. McCracken, Executrix of the Estate of Gladys M. Flickinger, deceased, late of Borough of McSherrystown, Adams County, Pennsylvania.

ROGERS—Orphan's Court Action Number OC-110-2010. The First and Final Account of Connie Healy of Betty L. Rogers, deceased late of Mt. Pleasant, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

1/21 & 28

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Corporation Bureau of the Pennsylvania Department of State, at Harrisburg, Pennsylvania, for the purpose of forming a domestic business corporation under the Pennsylvania Business Corporation Law of 1988 (P.L. 1444, No. 177), 15 Pa.C.S.A. §1301 *et seq.*, as amended, having unlimited power to engage in and do any lawful act permitted thereunder.

The name of the corporation is DFW PRODUCTIONS, INC.

Wendy Weikal-Beauchat, Esq.
Beauchat & Beauchat, LLC
63 West High Street
Gettysburg, PA 17325

1/28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1186 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1186

ACNB BANK, FORMERLY KNOWN AS
ADAMS COUNTY NATIONAL BANK

vs.

EDWARD A. PITZER & LAURA PITZER
AND JAMES M. GARLACH & SHARON
L. GARLACH

4246 CHAMBERSBURG ROAD
GETTYSBURG, PA 17325
FRANKLIN TOWNSHIP

Parcel No.: 12-C10-0008A--000

IMPROVEMENTS THEREON:

Residential/Commercial Building

JUDGMENT AMOUNT: \$83,578.54

Attorneys for Plaintiff

PUHL, EASTMAN & THRASHER

SEIZED and taken into execution as the property of **Edward A. Pitzer & Laura J. Pitzer and James M. Garlach & Sharon L. Garlach** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/21, 28 & 2/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1911 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 25th day of February, 2011, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 09-S-1911

ADAMS COUNTY HABITAT FOR
HUMANITY, INC.

vs.

SHANNON WRIGHT & HOPE WRIGHT
10-A BONNIE FIELD CIRCLE, LOT 34B
GETTYSBURG, PA 17325
BONNEAUVILLE BOROUGH

Parcel No.: 06-009-0048B--000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,802.00

Attorneys for Plaintiff

HARTMAN & YANNETTI

SEIZED and taken into execution as the property of **Shannon Wright & Hope Wright** 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 March 18, 2011, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/28, 2/4 & 11

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**ESTATE OF LESTER E. CHRONISTER, DEC'D**

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executor: Ronald E. Chronister, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF HAROLD E. HESS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administratrix: Cheryl D. Potter, 1355 Biglerville Rd., Gettysburg, PA 17325

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

ESTATE OF ANNA MAE HOKE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Maurice W. Hoke, 66 York Drive, New Oxford, PA 17350

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

ESTATE OF GENEVIEVE ELIZABETH NOEL a/k/a GENEVIEVE E. NOEL, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executors: Kathleen A. Noel, 28 Running Brook Drive, Baltimore, MD 21244; Susan M. Noel a/k/a Susan Clark Noel, 500 Ridge Avenue, McSherrystown, PA 17344; Michael J. Noel, 11 Patwill Drive, Hanover, PA 17331

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

ESTATE OF ROBERT M. RUPERT, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

James A. Kline, 607 West King Street, East Berlin, PA 17316

Attorney: Thomas R. Nell, Esq., 340 Nell Road, East Berlin, PA 17316

ESTATE OF MELVIN JACOB SCHRUM, JR., DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: Mark Eugene Schrum, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF MADELYN E. SCOTT, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Robert Scott, 640 Stone Jug Road, Biglerville, PA 17307

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

ESTATE OF DORIS L. SMITH, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Jeffrey R. Small, 1610 Table Rock Road, Gettysburg, PA 17325; Lorena D. Keeney, 901 Littlestown Road, Littlestown, PA 17340

Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF RICHARD W. STALEY, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Jean L. (Staley) Ferris, 91 Playground Avenue, Littlestown, PA 17340

Attorney: John R. White, Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325

ESTATE OF MARGARET M. THOMAS, DEC'D

Late of Germany Township, Adams County, Pennsylvania

George W. Griffin, 5357 Klee Mill Road S, Sykesville, MD 21784; Faith L. Redmond, 110 Ulricktown Road, Littlestown, PA 17340

Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF ANGELO J. TOLLER, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executor: Troy A. Toller, 27 West Hanover Street, Gettysburg, PA 17325

SECOND PUBLICATION**ESTATE OF MICHAEL R. ABRAHAM, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: LeighAnn Abraham, 45 Skylark Trail, Fairfield, PA 17320

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore St., Gettysburg, PA 17325

ESTATE OF DOROTHY M. CONNER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Mary Josephine Higgs, 105 Charles Street, P.O. Box 378, Hyndman, PA 15545

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

ESTATE OF DAVID LYNN GROVE, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Administrator: Mr. Dana S. Grove, 5560 Iron Bridge Rd., Waynesboro, PA 17268

ESTATE OF ELIZABETH J. HUGH-BANKS, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Executors: Karen A. Lewis and Stephen L. Hughbanks, 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

ESTATE OF STANLEY PAUL KOTT, SR., DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Stanley P. Kott, Jr., 131 Ardith Drive, Orinda, CA 94563

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

ESTATE OF JEWELL A. RIDER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Clara Sanders, 460 Red Bridge Road, Gettysburg, PA 17325

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

SECOND PUBLICATION (CONTINUED)

ESTATE OF RUFUS J. WAGNER a/k/a
RUFUS JAMES WAGNER, DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Executor: Michael K. Wagner, 7 White
Oak Trail, Gettysburg, PA 17325

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

THIRD PUBLICATION

ESTATE OF THEOLAD CLIMONS, JR.,
DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Administratrix: Cassandra L. Climons,
295 Poplar Springs Road, Orrtanna,
PA 17353

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

ESTATE OF G. ROBERT DEATRICK
a/k/a GEORGE ROBERT DEATRICK,
DEC'D

Late of Butler Township, Adams
County, Pennsylvania

Executor: ACNB Bank, P.O. Box 4566,
Gettysburg, PA 17325

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

ESTATE OF CHARLOTTE M.
DEGROFT, DEC'D

Late of Mt. Joy Township, Adams
County, Pennsylvania

Executor: Donald L. DeGroot, c/o
Samuel A. Gates, Esq., Gates &
Gates, P.C., 250 York Street,
Hanover, PA 17331

Attorney: Samuel A. Gates, Esq.,
Gates & Gates, P.C., 250 York
Street, Hanover, PA 17331

ESTATE OF MIRIAM C. DOLL, DEC'D

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

Executor: Rose Marie Linebaugh, c/o
Michael Cherewka, Esq., 624 North
Front St., Wormleysburg, PA 17043

Attorney: Michael Cherewka, Esq.,
624 North Front St., Wormleysburg,
PA 17043

ESTATE OF ELLEN M. GREEN, DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Administrator: Sandy Butala, 238
Highland Ave., Gettysburg, PA 17325

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

ESTATE OF FRANCES JANE HOW-
ARD, DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executor: H. Gene Fultz, 4340
Paradise Road, Dover, PA 17315

Attorney: Marc Roberts, Esq., Law
Office of Marc Roberts, 149 East
Market St., York, PA 17401

ESTATE OF BERNARD H. KLUNK,
DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executors: William H. Klunk, Janet L.
Myers, Thomas E. Klunk and Elaine
M. Thomas, 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 MARGARET R. MINTER
a/k/a MARGARET KRICK MINTER,
DEC'D

Late of the Borough of Gettysburg,
Adams County, Pennsylvania

Executor: Michael H. Krick, 1479
Siegfriedale Road, Kutztown, PA
19530

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

ESTATE OF JOAN M. RISER, DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Brian Riser, 1306 Irishtown Road, New
Oxford, PA 17350

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

FICTITIOUS NAME

NOTICE IS HEREBY given a certifi-
cate was or will be filed under the
Fictitious Names Act approved May 24,
1945, in the Office of the Secretary of the
Commonwealth of Pennsylvania setting
forth that Nancy L. Wennberg is the only
person owning or interested in a busi-
ness, the character of which is Souvenirs
and gifts and that the name under which
said business will be conducted is
LOYALTYOFDOGS.COM, and the loca-
tion where said business will be located
is 132 Gun Club Road, York Springs, PA
17372.

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