

Adams County **Legal Journal**

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on January 17, 2012 for HAMPSTEAD DETAILING located at 834 Mount Pleasant Road, Hanover, PA 17331. The name and address of each individual interested in the business is Ronald Wayne Riske Jr., 834 Mount Pleasant Road, Hanover, PA 17331. This was filed in accordance with 54 Pa. C.S.A. 311.

4/27

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
NO. 12-S-545
ACTION IN EJECTMENT

ADAMS COUNTY HABITAT FOR
HUMANITY, INC., Plaintiff

vs.

JACKIE W. WISE and SUE G. WISE,
Defendants

TO: Jackie W. Wise and Sue G. Wise

YOU ARE hereby notified that Plaintiff, Adams County Habitat for Humanity, Inc. has filed an Action in Ejectment, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 12-S-545, wherein Plaintiff seeks to evict you from the property located at 1554-A Fairfield Road, Gettysburg, PA 17325, that has been sold to Plaintiff by the Sheriff of Adams County.

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the Complaint filed in the Adams County Court of Common Pleas at No. 12-S-545 and described hereinabove, you must take action within **twenty (20) days** after this publication by entering a written appearance personally or by an attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. 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 Plaintiffs. You may lose property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

4/27

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, May 4, 2012 at 8:30 a.m.

EISENBERGER—Orphan's Court Action Number OC-16-2012. The First and Final Account of Douglas H. Gent, Executor of the Estate of June E. Eisenberger, deceased, late of Reading Township, Adams County, Pennsylvania.

WALKER—Orphan's Court Action Number OC-22-2012. The First and Final Account of David S. Walker, Administrator of Blake Scott Walker, deceased, late of Butler Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

4/20 & 27

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on March 29, 2012, the petition of Kaitlin Halpenny, natural mother of and on behalf of Teigan Isabel Wilkins, was filed in the Court of Common Pleas, Adams County, Pennsylvania, requesting an order to change the name of Teigan Isabel Wilkins, a minor child, to Teigan Isabel Schriefer. The court has fixed the day of July 6, 2012 at 10:00 a.m. in Courtroom No. 4, third floor of the Adams County Courthouse, Gettysburg, PA, as the time, place, and date for the hearing on the said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner, on behalf of the minor child, should not be granted.

4/27

COMMONWEALTH VS. McKINSEY

1. A challenge to the discretionary aspects of a sentence is considered a petition for permission to appeal because the right to pursue such a claim is not absolute.

2. An appellant challenging the discretionary aspects of his sentence must invoke the Superior Court's jurisdiction by including in his brief a separate concise statement demonstrating a substantial question as to the appropriateness of the sentence under the Sentencing Code. A substantial question exists only when the appellant advances a colorable argument that the sentencing judge's actions were either: 1) inconsistent with a specific provision of the Sentencing Code; or 2) contrary to the fundamental norms which underlie the sentencing process.

3. The determination of what constitutes a substantial question must be evaluated on a case-by-case basis.

4. The sentencing court is in the best position to weigh all factors that should be considered when imposing a sentence.

5. Appellate courts have held that an allegation that the sentencing court failed to consider mitigating factors in favor of a lesser sentence does not present a substantial question for review.

6. An abuse of discretion is more than just an error in judgment, and, on appeal, the trial court will not be found to have abused its discretion unless the record discloses that the judgment exercised was manifestly unreasonable or the result of partiality, prejudice, bias, or ill will.

In the Court of Common Pleas of Adams County, Pennsylvania, Criminal, No. CP-01-CR-1175-2010, COMMONWEALTH OF PENNSYLVANIA VS. JOHN CORNELOUIS McKINSEY JR.

Brian R. Sinnett, Esq., Assistant District Attorney, for Commonwealth
W. Scott Sandusky, Esq., Assistant Public Defender, for Defendant
Campbell, J., October 25, 2011

OPINION PURSUANT TO Pa. R.A.P. 1925(a)

Appellant, John Cornelouis McKinsey Jr., appeals from the judgment of sentence entered on August 18, 2011 as a result of a guilty plea to Retail Theft under 18 Pa. C.S.A. § 3929(a)(1) and the September 26, 2011 Order denying Appellant's Motion to Modify Sentence. For the reasons set forth below, it is respectfully requested that Appellant's sentence be affirmed.

On November 16, 2010, Appellant took, without paying, four (4) "3 Musketeers" candy bars and a soda totaling \$4.50 from a Sheetz convenience store located in Straban Township, Adams County, Pennsylvania. As a result of the above-mentioned facts, Appellant appeared with counsel and entered a plea of guilty to Retail Theft

under 18 Pa. C.S.A. § 3929(a)(1) as a felony of the third degree¹ on June 27, 2011. This Court directed the Adams County Department of Probation Services to prepare a presentence investigation report for consideration prior to sentencing. Sentencing occurred on August 18, 2011. At sentencing, this Court noted on the record that the presentence investigation revealed that Appellant had an extensive criminal history, including 24 adult convictions and that parole had been granted 13 times and revoked nine (9) times. Appellant's criminal history included convictions for assault, burglary, sexual offenses, and numerous violations of ex parte protection from abuse orders. The presentence investigation also revealed that Appellant has been receiving disability payments. Based on these observations, this Court found that Appellant was not amenable to local rehabilitative efforts. The sentencing guidelines indicated that the Offense Gravity Score ("OGS") was 3 and Appellant had a Prior Record Score ("PRS") of 4. The sentencing guidelines called for a standard range sentence of three (3) to 14 months, and a mitigated range of RS and an aggravated range of plus three (3) months. Appellant was sentenced to no less than one (1) year nor more than two (2) years in a State Correctional Institution. The sentence imposed was within the standard guideline range.

On August 29, 2011, Appellant filed a Motion to Modify Sentence wherein he argued that he should have been sentenced in the mitigated range due to his mental disabilities and the minor nature of the crime. After hearing, this Court denied Appellant's Motion to Modify Sentence by Order dated September 26, 2011.

Appellant currently challenges the discretionary aspects of his sentence. Specifically, Appellant alleges that this Court committed an error by sentencing him to no less than one (1) year nor more than two (2) years in a State Correctional Institution. Appellant further alleges that this Court should have sentenced Appellant to a standard range² or mitigated range sentence in light of Appellant's mental retardation, mental illness, lifetime receipt of Social Security disability benefits and the minor nature of the underlying criminal conduct. However, Appellant's arguments are meritless.

¹ This was Appellant's fifth offense, and, therefore, was graded as a felony of the third degree. See 18 Pa. C.S.A. 3929(b)(1)(iv).

² The sentence imposed was, in fact, within the standard guideline range.

Appellant's claims relate to the discretionary aspects of his sentence. A challenge to the discretionary aspects of a sentence is considered a petition for permission to appeal because the right to pursue such a claim is not absolute. *Commonwealth v. McAfee*, 849 A.2d 270, 274 (Pa. Super. 2004). Therefore, an appellant challenging the discretionary aspects of his sentence must invoke the Superior Court's jurisdiction by including in his brief a separate concise statement demonstrating a substantial question as to the appropriateness of the sentence under the Sentencing Code. **Pa. R. App. P. 2119(f)**; *Commonwealth v. Mouzon*, 812 A.2d 617, 627 (Pa. 2002). A substantial question exists "only when the appellant advances a colorable argument that the sentencing judge's actions were either: 1) inconsistent with a specific provision of the Sentencing Code; or 2) contrary to the fundamental norms which underlie the sentencing process." *Commonwealth v. Bullock*, 868 A.2d 516, 529 (Pa. Super. 2005). The determination of what constitutes a substantial question must be evaluated on a case-by-case basis. *Commonwealth v. Paul*, 925 A.2d 825, 828 (Pa. Super. 2007).

Instantly, Appellant was sentenced to no less than one (1) year nor more than two (2) years in a State Correctional Institution. This sentence is within the standard guideline range. Clearly, a sentence within the standard guideline range does not raise a substantial question, as it is not inconsistent with a specific provision of the Sentencing Code or contrary to the fundamental norms which underlie the sentencing process. Rather, the sentence imposed by this Court followed the Sentencing Code mandate that a sentencing court consider the Pennsylvania Commission on Sentencing Guidelines when imposing a sentence. See **42 Pa. C.S.A. § 9721(b)**. Therefore, Appellant has failed to demonstrate that a substantial question exists.

Appellant's claim that he should have been sentenced within the mitigated range is also meritless. The sentencing court is in the best position to weigh all factors that should be considered when imposing a sentence. *Commonwealth v. Hallock*, 603 A.2d 612, 617 (Pa. Super. 1992) (citations omitted). Moreover, the sentencing judge can satisfy the requirement that the reasons for imposing a sentence be placed on the record by indicating that he or she has been informed by the presentencing report, thus properly considering and weighing all relevant factors. *Commonwealth v. Boyer*, 856 A.2d 149, 154

(Pa. Super. 2004) (citation omitted). Finally, appellate courts have held that an allegation that the sentencing court failed to consider mitigating factors in favor of a lesser sentence does not present a substantial question for review. *Commonwealth v. Hansen*, 856 A.2d 1254, 1257-58 (Pa. Super. 2004) (citing *Commonwealth v. McNabb*, 819 A.2d 54, 57 [Pa. Super. 2003]).

This Court noted on the record that it reviewed a presentence investigation which revealed that Appellant had 24 adult convictions, and that parole had been granted 13 times but was subsequently revoked nine (9) times. Additionally, this Court noted that Appellant's criminal history reflected a past history of assaultive behavior—as evidenced by his convictions for assault, burglary, sexual assault, and numerous violations of protection from abuse orders—and that Appellant had been given significant breaks relating to sentences he received in the past. In mitigation, this Court also noted Appellant's history of mental health issues, as well as the value of the items taken in the instant matter. However, when this Court weighed all the relevant factors, it found that local efforts at rehabilitation and treatment had been exhausted and were unsuccessful. In this Court's view, Defendant's mental health needs could be better addressed at a State Correctional Institution rather than in a local setting. Thus, this Court sentenced Appellant to no less than one (1) nor more than two (2) years in a State Correctional Institution. As previously noted, the sentence imposed was within the standard guideline range. Therefore, Appellant has failed to demonstrate that a substantial question exists.

In any event, if review is undertaken, it must be noted that sentencing is a matter vested in the sound discretion of the sentencing judge, and a sentence will not be disturbed absent a manifest abuse of discretion. *Commonwealth v. Cunningham*, 805 A.2d 566, 575 (Pa. Super. 2002) (citation omitted). An abuse of discretion is more than just an error in judgment, and, on appeal, the trial court will not be found to have abused its discretion unless the record discloses that the judgment exercised was manifestly unreasonable or the result of partiality, prejudice, bias, or ill will. *Id.* (citation omitted).

Based on the above discussion, Appellant's sentence remains appropriate. It is clear that this Court weighed all the relevant factors, including Appellant's mental health issues, the value of the goods taken, and Appellant's lengthy criminal history, including the nature

of each conviction, when imposing a standard range sentence for Appellant. In fact, the sentence imposed was designed to better address Appellant's mental health issues in a state setting, as previous local rehabilitative efforts had been unsuccessful. There is nothing in the record to suggest that the sentence imposed by this Court was manifestly unreasonable, or the result of partiality, prejudice, bias, or ill will. This Court did not abuse its discretion, and the sentence imposed is appropriate.

Therefore, for all the reasons stated herein, it is respectfully requested that Appellant's sentence be affirmed.

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 18th day of May 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2009-SU-0001536
Property Address: 4 Peach Tree Trail,
Fairfield, PA 17320
Parcel No.: 43-041-0008-000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Shawn M. Burns and
Cindi D. Burns
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2009-SU-0000676
Property Address: 163 Main Street,
Biglerville, PA 17307
Parcel No.: 02-006-0046-A
Municipality: Arendtsville
Improvements: Residential Dwelling
Defendants: Jack A. Himes,
Judith G. Himes
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2010-SU-0001255
Property Address: 14 Carly Drive,
New Oxford, PA 17350
Parcel No.: 35-01 0-0059-000
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Adam Andrew Lahman
Attorneys for Plaintiff: Kristine M.
Anthon, Esq., 412-281-7650

Writ of Execution No.:
2011-SU-0001374
Property Address: 1385 Baltimore
Road, York Springs, PA 17372
Parcel No.: 22-J05-0016
Municipality: Huntington
Improvements: Tracts of land
Defendants: Martine Barton
Attorneys for Plaintiff: Scott F. Landis,
Esq., 717-299-5201

Writ of Execution No.:
2011-SU-0001365
Property Address: Tracts of land situate
in Huntington Township, Adams
County, PA 17372
Parcel No.: 22-105-0024B-000
Municipality: Huntington
Improvements: Tracts of land
Defendants: Martine Barton
Attorneys for Plaintiff: Scott F. Landis,
Esq., 717-299-5201

Writ of Execution No.:
2011-SU-0001430
Property Address: 1076 Bon-Ox Road,
Gettysburg, PA 17325
Parcel No.: 32-113-0009
Municipality: Mt. Pleasant
Improvements: Residential Dwelling
Defendants: Christopher R. Kirkpatrick
Attorneys for Plaintiff: Christopher A.
DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2011-SU-0001813
Property Address: 50 Valley View Drive,
Littlestown, PA 17340
Parcel No.: 41-J17-0173
Municipality: Union
Improvements: Residential Dwelling
Defendants: Robert R. Runkles Sr.,
Rose M. Runkles
Attorneys for Plaintiff: Christopher A.
DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2011-SU-0002040
Property Address: 6 Ash Drive,
Littlestown, PA 17340
Parcel No.: 06-010-0008
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Buddy Lovell
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2010-SU-0000907
Property Address: 1491 Fairfield Road,
Gettysburg, PA 17325
Parcel No.: 09-E13-0063A
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Frederick A. Bayer,
Kimberly A. Bayer
Attorneys for Plaintiff: Louis P. Vitti,
Esq., 412-281-1725

Writ of Execution No.:
2004-SU-0000594
Property Address: 900 Chambersburg
Road, Gettysburg, PA 17325
Parcel No.: 09-E12-0108
Municipality: Cumberland
Improvements: Commercial
Defendants: Steven R. Wolf
Attorneys for Plaintiff: Arthur J. Becker
Jr., Esq., 717-630-9688

Writ of Execution No.:
2010-SU-0001265
Property Address: 95 Comanche Trail,
Hanover, PA 17331
Parcel No.: 8-012-0050-000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Anthony J. Graber III;
Alyse Graber
Attorneys for Plaintiff: Patrick M. Reb,
Esq., 717-274-6620

Writ of Execution No.: 2011-SU-
0001832
Property Address: 1080 The Spangler
Road, New Oxford, PA 17350
Parcel No.: 17-J10-435
Municipality: Hamilton
Improvements: Known as Lot G
Defendants: David Lease
Attorneys for Plaintiff: Laurence T.
Himes Jr., Esq., 717-864-8856

Writ of Execution No.:
2011-SU-0000095
Property Address: 2941 Hanover Pike,
Hanover, PA 17331
Parcel No.: 08-45-0024B-000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: David Lookingbill
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001435
Property Address: 6 Saint Joseph Lane,
McSherrystown, PA 17344
Parcel No.: 28.3-002
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: Chad J. Grimes, Tina M.
Wentz
Attorneys for Plaintiff: Danielle Boyle-
Ebersole, Esq., 215-572-5095

Writ of Execution No.:
2010-SU-0001587
Property Address: 127 Marcey Court,
a/k/a 127 Marcey Court, Lot 6, f/k/a
281 Bollinger Road, Littlestown, PA
17340-9044
Parcel No.: 15-J18-0215---000
Municipality: Germany
Improvements: Residential Dwelling
Defendants: Kathleen Matulonis
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

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

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

James Muller
Sheriff of Adams County

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

4/20, 27 & 5/4

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 18th day of May 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2011-SU-0000807
Property Address: 985 Pondtown Road,
Dillsburg, PA 17019-9209
Parcel No.: 23K03-0021---000
Municipality: Latimore
Improvements: Having thereon erected
a one-story dwelling house
Defendants: Geraldine Sauchelli,
Kenneth J. Adamik
Attorneys for Plaintiff: Robert W.
Cusick, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001105
Property Address: 2725 Hunterstown
Hampton Road, New Oxford, PA
17350-9766
Parcel No.: 36-J09-0006A---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Linda A. Roe, Jerry G.
Combs Jr.
Attorneys for Plaintiff: Andrew Marley,
Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000306
Property Address: 2550 Low Dutch
Road, Gettysburg, PA 17325
Parcel No.: 30-G15-0023
Municipality: Mt. Joy
Improvements: Residential Dwelling
Defendants: Raymond B. Koenig,
Linda E. Koenig
Attorneys for Plaintiff: Michael C.
Mazack, Esq., 412-566-1212

Writ of Execution No.:
2010-SU-0000408
Property Address: 21 Hill Crest Road,
Fayetteville, PA 17222-8320
Parcel No.: 12-A10-0057---000
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Cheryl A. Coldsmith and
Christopher E. Coldsmith
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001562
Property Address: 971 McGlaughlin
Road, Fairfield, PA 17320
Parcel No.: 25-D15-0033
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Elias N. Langan, Julie A.
Langan, Julie A. Ritter
Attorneys for Plaintiff: Richard E.
Thrasher, Esq., 717-334-2159

Writ of Execution No.:
2011-SU-0001571
Property Address: 1235 Abbottstown
Pike, Hanover, PA 17331
Parcel No.: 04-L11-0156
Municipality: Berwick
Improvements: Commercial
Defendants: Randy B. Test, Bradley A.
Test
Attorneys for Plaintiff: Edward G. Puhl,
Esq., 717-334-2159

Writ of Execution No.:
2011-SU-0001591
Property Address: Lot Nos. 18, 19, 20,
21, 22, 70, 71, and 72 of Summit
Ridge Development, Abbottstown,
PA 17301
Parcel No.: No Tax Map & Parcel No.
Municipality: Berwick
Improvements: Lots of land
Defendants: Test Enterprises, Inc.
Attorneys for Plaintiff: Edward G. Puhl,
Esq., 717-334-2159

Writ of Execution No.:
2010-SU-0001857
Property Address: 511 Russell Tavern
Road, Gettysburg, PA 17325
Parcel No.: 9-F11-1B
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Stephen R. Maitland,
Melinda K. Maitland
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0001941
Property Address: 114 Ocelot Drive,
Hanover, PA 17331
Parcel No.: 08007-0038---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Joshua M. Kibler, Tara R.
Kibler
Attorneys for Plaintiff: Daniel M. Frey,
Esq., 717-299-5201

Writ of Execution No.:
2011-NO-0000434
Property Address: 319 Baltimore Street,
Gettysburg, PA 17325
Parcel No.: 101-0359---000
Municipality: Gettysburg
Improvements: Residential Dwelling
Defendants: John M. Garlach
Attorneys for Plaintiff: Robert E.
Campbell, Esq., 717-334-9278

Writ of Execution No.:
2011-SU-0001569
Property Address: 785 Hanover Street,
New Oxford, PA 17350
Parcel No.: 35-K12-32-B
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Catherine Ginter Ben Dror,
Catherine Ginter Dror
Attorneys for Plaintiff: Christopher A.
DeNardo, Esq., 610-278-6800

Writ of Execution No.:
2010-SU-0000359
Property Address: 2512 Mount Hope
Road, Fairfield, PA 17320
Parcel No.: B15-6
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Ken Hankins
Attorneys for Plaintiff: Sheri J.
Braunstein, Esq., 856-669-5400

Writ of Execution No.:
2010-SU-0000900
Property Address: 139 North 2nd
Street, McSherrystown, PA 17344-
1420
Parcel No.: 28001-0008---000
Municipality: McSherrystown
Improvements: Residential Dwelling
Defendants: William E. Fean III a/k/a
William Fean III
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

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

4/20, 27 & 5/4

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 MYRTLE R. HEINDEL a/k/a MYRTLE RUTH HEINDEL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Lee E. Heindel, Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

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

ESTATE OF LORRAINE A. MELLOTT, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Co-Administrators: Ruth Anne Karshner, 1565 New Valley Road, Marysville, PA 17053; Larry L. Mellott, 250 Fall Foliage Lane, Howard, PA 16841

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

ESTATE OF MALCOLM NORMAN STEWART, DEC'D

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

Executrix: Elizabeth E. Stewart, c/o Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

Attorney: Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

SECOND PUBLICATION

ESTATE OF DAWN E. ARENTZ, DEC'D

Late of Union Township, Adams County, Pennsylvania

Diane E. Gross, 15 Woodcrest Circle, Littlestown, PA 17340; William R. Arentz, 3531 Baltimore Pike, Littlestown, PA 17340

Attorney: Thomas E. Miller, Esq., Law Offices of Thomas E. Miller, Esquire LLC, 249 York Street, Hanover, PA 17331

ESTATE OF DOROTHY M. FAIR, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Larry D. Fair, 2773 Meadow Drive, Gettysburg, PA 17325

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

ESTATE OF HELEN B. HAUSER, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Executors: Alan Kim Patrono, 98 East Broadway, Gettysburg, PA 17325; Melinda Davis, 48 Beechwood Drive, Fairfield, PA 17320

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

ESTATE OF SHIRLEY A. HESS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Jill M. Schultz, 473 Plantation Road, Orttanna, PA 17353

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

ESTATE OF KENNETH R. McAFEE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: E. Romaine Nitchman, 332 Lovely Lane Court, New Oxford, PA 17350; Ruth Carpenter, 533 Grace Terrace, New Oxford, PA 17350

Attorney: Larry W. Wolf, P.C., 215 Broadway, Hanover, PA 17331

ESTATE OF EDITH ALIDA ROGLER a/k/a EDITH A. ROGLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Judith A. Risk, 361 High Rock Road North, Hanover, PA 17331

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

THIRD PUBLICATION

ESTATE OF JOHN C. FORRY JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Robert J. Forry, 402 Redcoat Court, Hanover, PA 17331

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

ESTATE OF SUSAN M. NORTON a/k/a SUSAN ELAINE NORTON, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executor: Darrell A. Norton, 1911 Bon-Ox Road, New Oxford, PA 17350

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

ESTATE OF COLLEEN M. SCHMIDT, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Diana R. Butler, 225 Puma Drive, Hanover, PA 17331

ESTATE OF DOROTHEA SEITER a/k/a DOROTHY L. SEITER, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Jesse A. Sayre, 66 Keefer Way, Mechanicsburg, PA 17055

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

ESTATE OF SUZANNE A. SERAFINO, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executors: Patrick M. Serafino, 172 Stafford Drive, Hanover, PA 17331; Phyllis Serafino, 172 Stafford Drive, Hanover, PA 17331

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

ESTATE OF DALE T. SHULTZ, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executrix: Mary T. Aughinbaugh, 650 Iron Springs Road, Fairfield, PA 17320

ESTATE OF JUDITH E. SIPLING a/k/a JUDITH ELAINE SIPLING, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Gerald Smith, 546 Poplar Street, Hanover, PA 17331; Peggy Smith, 546 Poplar Street, Hanover, PA 17331

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

ESTATE OF DeSALES R. STERNER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Gregory J. Sterner, 11 Cheetah Drive, Hanover, PA 17331

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

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 18th day of May 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2011-SU-0001140
Property Address: 226 Flatbush Road,
Littlestown, PA 17340-9633
Parcel No.: 32115-0058A--00
Municipality: Mount Pleasant
Improvements: Residential Dwelling
Defendants: Christina M. Libby and
Jeffrey W. Libby
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0000952
Property Address: 9 Summer Drive,
Gettysburg, PA 17325-7743
Parcel No.: 06008-0065---000
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Nathan E. Long, Kristy A.
Long
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001386
Property Address: 3720 Carlisle Road,
Gardners, PA 17324
Parcel No.: 22-G03-0042
Municipality: Huntington
Improvements: Residential Dwelling
Defendants: Susie M. Brown, Randall
K. Conner, Jennifer S. Conner
Attorneys for Plaintiff: Jill P. Jenkins,
Esq., 215-627-1322

Writ of Execution No.:
2011-SU-0001511
Property Address: 1076 Bollinger Road,
Littlestown, PA 17340-9147
Parcel No.: K-17, Parcel 36-F
Municipality: Union
Improvements: Residential Dwelling
Defendants: Keith A. Crawmer
Attorneys for Plaintiff: Terrence J.
McCabe, Esq., 215-790-1010

Writ of Execution No.:
2012-SU-0000019
Property Address: 107 East King Street,
East Berlin, PA 17316
Parcel No.: 10-004-0220
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: Jay R. King, Judy A. King
Attorneys for Plaintiff: Keith Mooney,
Esq., 717-299-5201

Writ of Execution No.:
2010-SU-0001291
Property Address: 976 Morgan Drive,
Gettysburg, PA 17325
Parcel No.: 30-111-20
Municipality: Mount Joy
Improvements: Residential Dwelling
Defendants: James J. Rostad
Attorneys for Plaintiff: Amy Glass, Esq.,
856-669-5400

Writ of Execution No.:
2011-SU-0001980
Property Address: 573 Ridge Road,
Gettysburg, PA 17325
Parcel No.: 09-F16-0097C
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Rodney M. Havens,
Tina M. Havens
Attorneys for Plaintiff: Kassia Fialkoff,
Esq., 856-669-5400

Writ of Execution No.:
2010-SU-0002061
Property Address: 3 Sunfish Trail,
Fairfield, PA 17320
Parcel No.: (43)-007-0019
Municipality: Borough of Carroll Valley,
Formerly Liberty Township
Improvements: Residential Dwelling
Defendants: Debra A. Scherle
Attorneys for Plaintiff: Agnes Mombrun,
Esq., 856-669-5400

Writ of Execution No.:
2011-SU-0000358
Property Address: 10 Oxwood Circle,
New Oxford, PA 17350
Parcel No.: (34)-007-0080
Municipality: New Oxford
Improvements: Residential Dwelling
Defendants: Claude W. Holmes III and
Rebecca L. Kuhn
Attorneys for Plaintiff: Agnes Mombrun,
Esq., 856-669-5400

Writ of Execution No.:
2010-SU-0000549
Property Address: 1465 Honda Road,
Hanover, PA 17331-8902
Parcel No.: 32-J13-0130---000
Municipality: Mt. Pleasant
Improvements: Residential Dwelling
Defendants: Rodney L. Wineka
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001255
Property Address: 144 West King
Street, Littlestown, PA 17340-1406
Parcel No.: 27008-0223---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Steven H. Rudisill
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0000016
Property Address: 72 Toms Creek Trail,
Fairfield, PA 17320
Parcel No.: 43-044-0072-000
Municipality: Borough of Carroll Valley,
formerly Liberty Township
Improvements: Residential Dwelling
Defendants: Gail N. Jones
Attorneys for Plaintiff: Marc S.
Weisberg, Esq., 215-790-1010

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

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

James Muller
Sheriff of Adams County

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

4/20, 27 & 5/4