

# Adams County Legal Journal

Vol. 54

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No. 6, pp. 42-46

## IN THIS ISSUE

CONJACK VS. BURKENTINE & SONS ET AL

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and experience provided by a  
trust professional.

Christine Settle  
*Assistant Vice President  
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## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA  
NO. 09-S-1139

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, s/b/m TO CHASE  
HOME FINANCE, LLC, s/b/m TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION

vs.

GLEND W. McGUIRE JR., IN HIS  
CAPACITY AS HEIR OF GLEND W.  
McGUIRE SR., DECEASED, MEISHA  
GRIMES, ESQ., IN HER CAPACITY  
AS HEIR OF GLEND W. McGUIRE  
SR., DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR  
UNDER GLEND W. McGUIRE SR.,  
DECEASED, EVAN McGUIRE, IN HIS  
CAPACITY AS HEIR OF GLEND W.  
McGUIRE SR., DECEASED, AND  
DEBORAH McGUIRE, IN HER  
CAPACITY AS HEIR OF GLEND W.  
McGUIRE SR., DECEASED

NOTICE TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR  
UNDER GLEND W. McGUIRE SR.,  
DECEASED

Being Premises: 1990 STORMS  
STORE ROAD a/k/a 1990 STORM  
STORE ROAD, NEW OXFORD, PA  
17350-9515

Being in OXFORD TOWNSHIP, County  
of Adams, Commonwealth of  
Pennsylvania, 35J12-0209---000

Improvements consist of residential  
property.

Sold as the property of GLEND W.  
McGUIRE JR., IN HIS CAPACITY AS  
HEIR OF GLEND W. McGUIRE SR.,  
DECEASED, MEISHA GRIMES, ESQ.,  
IN HER CAPACITY AS HEIR OF  
GLEND W. McGUIRE SR.,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR  
UNDER GLEND W. McGUIRE SR.,  
DECEASED, EVAN McGUIRE, IN HIS  
CAPACITY AS HEIR OF GLEND W.  
McGUIRE SR., DECEASED, AND

DEBORAH McGUIRE, IN HER  
CAPACITY AS HEIR OF GLEND W.  
McGUIRE SR., DECEASED  
Your house (real estate) at 1990  
STORMS STORE ROAD, a/k/a 1990  
STORM STORE ROAD, NEW OXFORD,  
PA 17350-9515 is scheduled to be sold  
at the Sheriff's Sale on 09/21/2012 at  
10 a.m., at the Adams County  
Courthouse, 111 Baltimore Street,  
Room 4, Gettysburg, PA 17325, to  
enforce the Court Judgment of  
\$204,729.43 obtained by JPMORGAN  
CHASE BANK, NATIONAL  
ASSOCIATION, s/b/m TO CHASE  
HOME FINANCE, LLC, s/b/m TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION (the mortgagee),  
against the above premises.

Phelan Hallinan & Schmieg, LLP  
Attorney for Plaintiff

6/22

INCORPORATION NOTICE

TIGER LILY CHARITIES hereby gives  
notice that on March 26, 2012, Articles  
of Incorporation were filed with the  
Department of State of the  
Commonwealth of Pennsylvania. The  
corporation is to be organized under the  
provisions of the Pennsylvania Nonprofit  
Corporation Law (15 Pa. Cons. Stat. §§  
5301 et seq.). The purpose for which the  
corporation is to be organized is for  
charitable fundraising for cancer  
patients.

6/22

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA  
NO. 11-S-1770

BANK OF AMERICA, N.A.

vs.

GARY T. KIDWELL and CYNTHIA E.  
KIDWELL f/k/a CYNTHIA E.  
PUSLOSKIE

NOTICE TO: GARY T. KIDWELL  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 22 EISENHART  
DRIVE, ABBOTTSTOWN, PA 17301-  
9057

Being in MOUNT PLEASANT  
TOWNSHIP, County of Adams,  
Commonwealth of Pennsylvania,  
04.004-0153

Improvements consist of residential  
property.

Sold as the property of GARY T.  
KIDWELL and CYNTHIA E. KIDWELL  
f/k/a CYNTHIA E. PUSLOSKIE

Your house (real estate) at 22  
EISENHART DRIVE, ABBOTTSTOWN,  
PA 17301-9057 is scheduled to be sold  
at the Sheriff's Sale on 09/21/2012 at  
10 a.m., at the ADAMS County  
Courthouse, 111 Baltimore Street,  
Room 4, Gettysburg, PA 17325, to  
enforce the Court Judgment of  
\$146,037.72 obtained by BANK OF  
AMERICA, N.A. (the mortgagee), against  
the above premises.

Phelan Hallinan & Schmieg, LLP  
Attorney for Plaintiff

6/22

## CONJACK VS. BURKENTINE & SONS ET AL

1. To state a claim under the catch-all fraud provision of the Unfair Trade Practices and Consumer Protection Act (UTPCPL), a party must prove the elements of common law fraud. Under Pennsylvania law, the essential elements of common law fraud include a material misrepresentation and damages. If one of these elements cannot be established or has not been pled, the UTPCPL claim must be dismissed.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 09-S-1918, RAYMOND CONJACK AND ROMAIN CONJACK VS. BURKENTINE & SONS BUILDERS, INC., BURKENTINE & SONS CONTRACTORS, INC., AND STONE RIDGE DEVELOPMENT CORPORATION.

Matthew E. Teeter, Esq., for Plaintiffs

Andrew R. Benedict, Esq., for Defendants

George, J., December 29, 2011

### OPINION

Before the Court is Defendants' Motion for Partial Summary Judgment. The current action stems from a construction contract between the parties requiring Defendants to build a home for Plaintiffs. At the heart of the parties' dispute is a disagreement over who is responsible for the cost of fill dirt necessary to complete final grading of the property on which Plaintiffs' house sits. In their Complaint, Plaintiffs assert Defendants are liable for damages under breach of contract, breach of warranty, and the Unfair Trade Practices and Consumer Protection Act (UTPCPL). In their Motion for Partial Summary Judgment, Defendants argue summary judgment is warranted on Plaintiffs' claims under UTPCPL because Plaintiffs have abandoned their assertion of fraud, which is necessary to support a claim under the UTPCPL. However, Plaintiffs, in their Response to Defendants' Motion, argue only one of their three UTPCPL claims requires a showing of fraud and, moreover, their claim of fraud has not been withdrawn.

Under the Pennsylvania Rules of Civil Procedure, a court may enter summary judgment when there is no genuine issue of material fact and the moving party is entitled to judgment as a matter of law. **Pa. R. Civ. P. 1035.2**; *Strine v. Commonwealth*, 894 A.2d 733, 737 (Pa. 2006). Summary judgment is only appropriate where the pleadings, depositions, answers to interrogatories, omissions and affidavits, and other materials demonstrate that there is no genuine issue as

to any material fact and the moving party is entitled to judgment as a matter of law. *Roche v. Ugly Duckling Car Sales, Inc.*, 879 A.2d 785, 789 (Pa. Super. 2005) (quotations and citations omitted). The burden of demonstrating the lack of any genuine issue of material fact falls upon the moving party, and, in ruling on the motion, the court must consider the record in the light most favorable to the non-moving party. *Id.* However, where a motion for summary judgment has been supported with depositions, answers to interrogatories, or affidavits, the nonmoving party may not rest on the mere allegations or denials in its pleadings. *Accu-Weather, Inc. v. Prospect Commc'ns., Inc.*, 644 A.2d 1251, 1254 (Pa. Super. 1994). Rather, the nonmoving party must, by affidavit or in some other way provided for within the Rules of Civil Procedure, set forth specific facts showing that a genuine issue of material fact exists. *Id.* Summary judgment is only appropriate in those cases which are free and clear from doubt. *McCannaughey v. Bldg. Components, Inc.*, 637 A.2d 1331, 1333 (Pa. 1994).

The UTPCPL makes unlawful “[u]nfair methods of competition and unfair or deceptive acts or practices in the conduct of any trade or commerce as defined by subclauses (i) through (xxi) of clause (4) of section 2 of this act and regulations promulgated under section 3.1 of this act...” 73 P.S. 201-3 (footnotes omitted). Plaintiffs’ Complaint identifies the following three subclauses alleged to have been violated by Defendants:

(xiv) Failing to comply with the terms of any written guarantee or warranty given to the buyer at, prior to or after a contract for the purchase of goods or services is made;...

(xvi) Making repairs, improvements, or replacements on tangible, real, or personal property, of a nature or quality inferior to or below the standard of that agreed to in writing;...

(xxi) Engaging in any other fraudulent or deceptive conduct which creates a likelihood of confusion or of misunderstanding.

73 P.S. 201-4. Defendants assert that summary judgment on these claims is proper because Plaintiffs have failed to make a showing of

fraud, which is necessary to support a claim under the UTPCPL. However, it is only when a party seeks to state a claim under the catch-all subclause (xxi) provision that the party must prove the elements of common law fraud. *Booze v. Allstate Ins. Co.*, 750 A.2d 877, 880 (Pa. Super. 2000). Thus, as Defendants have advanced no other argument as to why summary judgment is proper as to Plaintiffs' claims under subclauses (xiv) and (xvi), Defendants' motion as it relates to those clauses is denied.

To state a claim under the catch-all fraud provision of the UTPCPL, a party must prove the elements of common law fraud. *Id.* referencing 73 P.S. 201-4(xxii). "Under Pennsylvania law, the essential elements of common law fraud include a material misrepresentation of existing fact, scienter, justifiable reliance on the misrepresentation, and damages." *Id.* (citation omitted). If one of these elements cannot be established or has not been pled, the UTPCPL claim must be dismissed. *Yochim v. Vernick Financial Serv., Inc.*, 619 A.2d 769, 775 (Pa. Super. 1993).

Plaintiffs claim Defendants represented completion of final grading of the property was included in the agreed purchase price of \$350,000 and have attached a copy of a document titled "Home Features" signed by both parties to this effect. However, Defendants claim that while they are responsible for final grading of the property, Plaintiffs are responsible for the cost of fill dirt necessary for such grading and have attached a different copy of the "Home Features" document to this effect. As a result of this disagreement, Defendants have refused to complete final grading of the property, thereby causing Plaintiffs to suffer harm. It is this discrepancy in the respective "Home Features" documents which causes Plaintiffs to claim that Defendants acted fraudulently in altering the document.

Defendants assert Plaintiffs have withdrawn their claim of fraudulent alteration of the "Home Features" document and, thus, summary judgment is proper. In support of their argument, Defendants cite to Plaintiffs' deposition wherein Plaintiffs claim a lack of knowledge as to whether Defendants actually altered the "Home Features" document. When read in context, Plaintiffs claim that the executed document in their possession is different than the executed document produced by the Defendants, however, they cannot explain the discrepancy. In order to resolve the current motion, it is not necessary

for the Court to delve further into the origination of the clearly different, executed documents.

Plaintiffs' Complaint alleges Defendants fraudulently altered the document after it had been executed by Plaintiffs. Although, if true, such act may trigger a host of criminal and civil sanctions, under the undisputed facts in this case, the act does not constitute an unfair trade practice. As previously mentioned, in order to establish that Defendants engaged in any fraudulent or deceptive conduct that created the likelihood of confusion or misunderstanding in violation of the UTPCPL, Plaintiffs must prove all elements of common law fraud. *Ross v. Foremost Insurance Co.*, 998 A.2d 648, 654 (Pa. Super. 2010). Under Pennsylvania law, a claim for fraud requires the plaintiff to prove:

- (1) a false representation of an existing fact or a non-privileged failure to disclose; (2) materiality, unless a misrepresentation is intentional or involves a non-privileged failure to disclose; (3) scienter, which may be either actual knowledge or reckless indifference to the truth; (4) justifiable reliance on the misrepresentation, so that the exercise of common prudence or diligence could not have ascertained the truth; and (5) damages as an approximate result.

*Fisher v. Aetna Life Ins. & Annuity Co.*, 39 F. Supp. 2d 508, 511 (M.D. Pa. 1998), *affirmed* 176 F. 3d 472 (citation omitted).

Instantly, the fraudulent act alleged by Plaintiffs occurred after execution of the documents governing the parties' relationship. It is undisputed that the disagreement between the parties concerning financial responsibility for the fill dirt was commenced prior to a discrepancy in documents ever being observed. Indeed, there is no allegation or evidence that Defendants produced the allegedly altered document as leverage in compelling payment from Plaintiffs. Rather, Plaintiffs admit they never saw that version of the document until it was filed by Defendants with the Attorney General's Office in response to Plaintiffs' Complaint against Defendants filed with that agency. Thus, under the undisputed facts of this case, there is neither a false representation relied upon by Plaintiffs nor damages alleged as an approximate result of any fraudulent conduct. As a result, Plaintiffs have failed to assert facts sufficient to state a claim in com-

mon law fraud, leaving their claim under the catch-all provision of the UTPCPL unsupported.

For the foregoing reasons, the attached Order is entered.

### ORDER

AND NOW, this 29th day of December 2011, Defendants' Motion for Partial Summary Judgment is granted in part and denied in part. The motion is granted as it relates to Plaintiffs' claim under 73 P.S. 201-3 (xxi). Accordingly, that cause of action is dismissed with prejudice. The Motion for Partial Summary Judgment, however, is denied as it relates to Plaintiffs' claims under 73 P.S. 201-3 (xiv) and 73 P.S. 201-3 (xvi).





## SHERIFF SALES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

James Muller  
Sheriff of Adams County

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

6/22, 29 & 7/6

## SHERIFF SALES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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James Muller  
Sheriff of Adams County

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

6/22, 29 & 7/6

## SHERIFF SALES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6/22, 29 & 7/6

## SHERIFF SALES

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

## Writ of Execution No.:

2010-SU-0000195

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

## Writ of Execution No.:

2010-SU-0001874

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

## Writ of Execution No.:

2011-SU-0001700

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

## Writ of Execution No.:

2012-SU-0000167

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

## Writ of Execution No.:

2012-SU-0000218

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

## Writ of Execution No.:

2011-SU-0001974

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

## Writ of Execution No.:

2010-SU-0002142

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

## Writ of Execution No.:

2009-SU-0001775

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

## Writ of Execution No.:

2011-SU-0000926

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

## Writ of Execution No.:

2011-SU-0001979

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

## Writ of Execution No.:

2011-SU-0002018

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

## Writ of Execution No.:

2011-SU-0002013

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

## Writ of Execution No.:

2012-SU-0000036

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

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James Muller

Sheriff of Adams County

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

6/22, 29 &amp; 7/6

## SHERIFF SALES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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James Muller  
Sheriff of Adams County  
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6/22, 29 & 7/6

## SHERIFF SALES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6/22, 29 & 7/6

## ESTATE NOTICES

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

## FIRST PUBLICATION

## ESTATE OF RICHARD ALLEN DeRITA JR., DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

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

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

## ESTATE OF TIMOTHY H. EMIG, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

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

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

## ESTATE OF ROBERT P. KIEL, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

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

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

## ESTATE OF DOROTHY E. LANGLEY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

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

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

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

Late of the Borough of Gettysburg, Adams County, Pennsylvania

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

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

## SECOND PUBLICATION

## ESTATE OF JAMES M. CHURCH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

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

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

## ESTATE OF JOYCE L. JACOBY, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Co-Executors: Debra A. Menchey and Steven J. Jacoby, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

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

## ESTATE OF LILLIAN D. RODGERS, DEC'D

Late of Union Township, Adams County, Pennsylvania

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

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

## ESTATE OF SHIRLEY E. WEIGAND, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

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

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

## THIRD PUBLICATION

## ESTATE OF JOHN E. EMANUEL a/k/a JOHN E. EMANUEL SR., DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

John E. Emanuel Jr. and Michael C. Emanuel, c/o David W. Reager, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011

Attorney: David W. Reager, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011

## ESTATE OF HARRY S. KRAMER, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executor: A. J. Kramer, c/o Steven A. Widdes, Esq., Reardon & Associates, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087

Attorney: Steven A. Widdes, Esq., Reardon & Associates, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087

## ESTATE OF KATHRYN A. LASH, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Co-Executors: Pearl A. Thorpe, 1407 New Forest Drive, Longview, TX 75601; Mark R. Fleming, 120 Ridge Drive, Dillsburg, PA 17019

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

## ESTATE OF HELEN Y. OMWAKE, DEC'D

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

Patti German, 84 Rose Lane, New Oxford, PA 17350

Attorney: Stephen D. Kulla, Esq., Kulla, Barkdoll, Ullman & Painter, P.C., 9 East Main Street, Waynesboro, PA 17268

## ESTATE OF LULA V. SADLER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Janis Lyn Ball, 183 Belmont Road, Gettysburg, PA 17325

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

NOTICE BY THE ADAMS COUNTY  
CLERK OF COURTS

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

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

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

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

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

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

Kelly A. Lawver  
Clerk of Courts

6/22 & 29

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