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COMMONWEALTH VS. WOLLMAN

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1971 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 March, 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-1971

WELLS FARGO BANK NA
vs.

THEODORE J. ABAHAZY a/k/a
THEODORE ABAHAZY &
SANDRA B. ABAHAZY a/k/a
SANDRA ABAHAZY
989 CENTER MILLS ROAD
ASPERS, PA 17304
BUTLER TOWNSHIP

Parcel No.: 07-G06-0023-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$185,111.02
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Theodore J. Abahazy a/k/a Theodore Abahazy & Sandra B. Abahazy a/k/a Sandra Abahazy** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1547 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 March, 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-1547

WELLS FARGO BANK NA
vs.

AHMAD ARIF & RONAK F. QUASIM
& GULHANAR A. ARIF
265 HEMLOCK DRIVE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-021-0195-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$314,552.75
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Ahmad Arif & Ronak F. Quasim & Gulhanar A. Arif** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2493 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 March, 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-2493

SABR MORTGAGE LOAN 2008 1 REO
SUBSIDIARY 1 LLC
vs.

JIMMY ARTIS & DARLENE E. ARTIS
681 GRANT DRIVE
GETTYSBURG, PA 17325
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-105-0157-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$213,919.61
Plus costs

Attorneys for Plaintiff

UDREN LAW OFFICES P.C.

SEIZED and taken into execution as the property of **Jimmy Artis & Darlene E. Artis** 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 April 15, 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.

2/18, 25 & 3/4

COMMONWEALTH VS. WOLLMAN

1. Purchase price is the controlling evaluation in determining the graduation of theft by deception charges in vehicle sales which are consummated through deception.

2. An exhibit may be authenticated through the testimony of a witness with knowledge who testifies that the exhibit is what it is claimed to be.

3. Courts have recognized that electronic communications such as e-mails and instant messaging need be evaluated on a case-by-case basis to determine their relevance and authenticity.

4. Appellant's admission that he had authored the ad, coupled with her identification of the ad as the verbatim ad to which she responded, is more than sufficient to attribute the Craigslist ad to Appellant.

In the Court of Common Pleas of Adams County, Pennsylvania, Criminal, No. CP-01-CR-342-2009, COMMONWEALTH OF PENNSYLVANIA VS. JEREMY SCOTT WOLLMAN.

Brian R. Sinnett, Esq., Assistant District Attorney, for Commonwealth
Jeffery M. Cook, Esq., for Defendant

George, J., September 22, 2010

OPINION PURSUANT TO PA. R.A.P. 1925(A)

Appellant, Jeremy Scott Wollman ("Appellant"), appeals his conviction of theft by deception as a felony of the third degree¹ following a non-jury trial held on March 9, 2010. In his Concise Statement of Matters Complained of on Appeal, Appellant raises three issues which will be addressed seriatim.²

The facts deduced at trial are as follows:

In the fall of 2008, Appellant responded to a Craigslist ad³ posted by Alan Ford advertising the sale of a used 1998 Honda Civic for sale at a price of \$1,500. The ad indicated that the vehicle was in need of transmission work and had 117k miles. The Appellant responded to the ad and, after inspection of the vehicle, purchased the same for \$1,000 on October 7, 2008. At the time of purchase,

¹ 18 Pa. C.S.A. § 3922(a)(1).

² Your undersigned writes this Opinion on the basis of trial notes as Appellant has not requested trial transcript. As review depends upon the trial transcript, Appellant's claim may properly be considered waived. *Commonwealth v. Preston*, 904 A.2d 771 (Pa. Super. 2006).

³ Craigslist is an online community website which features online classified advertisements.

Appellant arrived with a trailer to tow the vehicle. When Appellant purchased the vehicle, he signed a bill of sale which indicated an odometer reading of 116,945 miles.

Sometime between October 7, 2008 and October 11, 2008, Cecelia Shibler responded to an advertisement on Craigslist which advertised a 1998 Honda Civic for sale. The ad indicated the vehicle had 48,000 original miles, was dealer maintained, and had a single owner who was the aunt of the seller. Shibler responded to the ad and made arrangements with the seller to view the vehicle. On October 11, 2008, Shibler and her father met the Appellant at a mutually agreed upon location. While Shibler examined the vehicle, Appellant indicated to her that the car was his aunt's and that he was selling it on her behalf. When questioned about the low mileage of 48,000 miles for a 1998 vehicle, Appellant responded that an older person such as his aunt would not put a lot of miles on a car and that the car was in spotless condition. Appellant indicated that he was a Honda mechanic and that he did the maintenance on the car himself. In addition, Appellant confirmed the representations in the Craigslist ad. Shibler testified that she would not have bought a car which had over 50,000 miles on it and was attracted to the Honda due to its low mileage. Ultimately, Shibler purchased the vehicle from Appellant for \$6,250 cash.

While on her way home from purchasing the vehicle, Shibler noticed that the transmission was slipping. Shibler subsequently discovered that the vehicle needed a new transmission. Concurrent to the mechanical issues with the vehicle, Shibler discovered that the title could not be transferred to her because of the absence on the title of the original owner's signature. Ultimately, Shibler's effort to get the original owner's signature led to her contacting the Fords who confirmed that the vehicle she had purchased was the one they had, shortly prior to her purchase, sold to Appellant. Shibler since has been unable to afford repairs to the vehicle and the same is currently inoperable.

Appellant initially challenges the sufficiency of the evidence solely as it relates to the gradation of theft. Specifically, he alleges that evidence was insufficient at trial to satisfy the \$2,000 threshold necessary for gradation of the crime as a felony of the third degree. See 18 Pa. C.S.A. § 3903(a) (theft constitutes a felony of the third degree if the amount involved exceeds \$2,000...). Appellant argues that the Commonwealth failed to present evidence as to the actual value of the vehicle thus the amount of the theft has not been adequately established.

Appellant's claim is meritless as it misconstrues the personal property which was the subject of the theft. The subject of the theft was not the vehicle, but rather was \$6,500 cash which Appellant obtained through deception.⁴ This case is controlled by the Superior Court's Opinion in *Commonwealth v. Pappas*, 845 A.2d 829 (Pa. Super. 2004) which recognized that purchase price is the controlling evaluation in determining the gradation of theft by deception charges in vehicle sales which are consummated through deception.

Even if the value of the subject vehicle is somehow relevant, evidence at trial was sufficient to circumstantially carry the Commonwealth's burden. Instantly, the fact finder could appropriately find that \$6,250 is a fair value for a 1998 Honda Civic with 48,000 miles as that was the price paid by a willing buyer to a willing seller for such a vehicle. Similarly, it is reasonable to conclude that the purchase price of \$1,000 for a 1998 Honda Civic with 117,000 miles and transmission issues is also a fair value as, once again, the same was offered by a willing seller to a willing buyer familiar with the car's condition. Since appellate authority instructs that the contract price of property exchanged is evidence of its market value for purposes of gradation of theft offenses, *Commonwealth v. Hanes*, 522 A.2d 622 (Pa. Super. 1987), the evidence established that Appellant's actions in selling the later under representations that it was the former resulted in a loss to Shibler well in excess of \$2,000. Accordingly, this issue is meritless.

Appellant's second and third challenges relate to objections to evidence presented at trial. Although Appellant does not specifically identify the exhibits to which error is attempting to be attached, it is

⁴ Incidentally, theft of a motor vehicle is also a felony of the third degree. 18 Pa. C.S.A. § 3903.

believed that Appellant is alleging trial error in admitting Commonwealth's Exhibit 1 (the Craigslist ad to which Shibler responded) and Exhibit 4 (an e-mail dated November 10, 2008 allegedly sent by Appellant to Mrs. Ford). Each argument will be addressed separately.

During the course of trial, the Commonwealth introduced a Craigslist advertisement (Commonwealth Exhibit 1) which Shibler identified to be the one to which she responded prior to purchasing the vehicle from Appellant. Shibler not only testified that the ad accurately reflected the one to which she responded but that it was an exact verbatim account of the ad. Defense counsel's objection based on authenticity was overruled.

Undoubtedly, the Rules of Evidence require that authentication and identification of an exhibit is a condition precedent to its admissibility. Pennsylvania Rule of Evidence 901. Nevertheless, an exhibit may be authenticated through the testimony of a witness with knowledge who testifies that the exhibit is what it is claimed to be. Pennsylvania Rule of Evidence 901(b)(1). Clearly, Shibler properly authenticated the advertisement for purposes of establishing her subsequent course of conduct.

Establishing authentication for the advertisement as having been authored by Appellant is somewhat more difficult, however, trial testimony was similarly sufficient in this regard. Courts have recognized that electronic communications such as e-mails and instant messaging need be evaluated on a case-by-case basis to determine their relevancy and authenticity. *In Re F.P.*, 878 A.2d 91 (Pa. Super. 2005). Instantly, Commonwealth's evidence established that Shibler responded to the telephone number listed in the Craigslist ad. Her telephone call was received by Appellant who confirmed that the vehicle was for sale and, importantly, confirmed the information contained in the ad. Appellant's admission to Shibler that he had authored the ad, coupled with her identification of the ad as the verbatim ad to which she responded, is more than sufficient to attribute the Craigslist ad to Appellant. See *In Re F.P.*, *supra*. Accordingly, relief on this basis is not appropriate.

Appellant also objected to Commonwealth's Exhibit 4 on hearsay grounds. Commonwealth Exhibit 4 is a series of e-mail exchanges between Appellant and Mrs. Ford which included additional

subsequent e-mail discussion between Mrs. Ford and an Adams County Detective. When introduced by the Commonwealth at trial, defense counsel objected claiming that the e-mails contained hearsay. Thereafter, the Assistant District Attorney responded that the only e-mails which he intended to introduce were those between the Appellant and Mrs. Ford. During the course of this conversation, the Court indicated to defense counsel that, being a non-jury trial, the Court was able to separate the hearsay statements in the document from those statements attributed to his client. Following the Court's response, defense counsel appeared to withdraw his objection. As the objection has been withdrawn, the same is waived on appeal. *Lynch v. McStome & Lincoln Plaza Associates*, 46 Pa. D & C 3d 115 (C.P. Montgomery, 1987) *aff'd Lynch v. McStome & Lincoln Plaza Associates*, 548 A.2d 1276 (citing *Reilly by Reilly v. SEPTA*, 489 A.2d 1291, 1296 (Pa. 1985)).⁵

For the foregoing reasons, it is respectfully requested that judgment of sentence be affirmed.

⁵ Even if not withdrawn, the issue is frivolous. The sole basis of objection was hearsay. An objection based on authenticity was not raised. As the sole statement considered by the Court was one attributed to the Appellant as a party admission, an objection based on hearsay is clearly meritless. See Pennsylvania Rules of Evidence, Section 803. Finally, even if improperly admitted, the e-mail constituted harmless error as the evidence is relatively innocuous in light of overwhelming evidence of guilt. *In Re F.P.*, 878 A.2d 91 (Pa. Super. 2005).

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1882 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 March, 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-1882
M & T BANK

vs.

GEOFFREY A. CHILDS &
DENISE M. CHILDS

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN UNION TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED, LIMITED AND DESCRIBED IN DEED BOOK 3347 PAGE 104.

TITLE TO SAID PREMISES BEING VESTED IN GEOFFREY A. CHILDS AND DENISE M. CHILDS BY DEED FROM JOSEPH A. MYERS DATED SEPTEMBER 29, 2003 AND RECORDED ON OCTOBER 17, 2003 IN THE OFFICE OF THE RECORDER OF ADAMS COUNTY, PENNSYLVANIA IN DEED BOOK 3347 PAGE 104.

20 CLOVER DRIVE
LITTLETOWN, PA 17340
UNION TOWNSHIP

Parcel No.: 41-003-0119-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$386,257.81
Plus costs

Attorneys for Plaintiff
MCCABE WEISBERG & CONWAY

SEIZED and taken into execution as the property of **Geoffrey A. Childs & Denise M. Childs** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1757 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 March, 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-1757

WELLS FARGO BANK N.A. S/B/M
WELLS FARGO HOME MORTGAGE
INC.

vs.

LISA C. BEVENOUR &
JAMES SPEALMAN

20 N. SIXTH STREET
MCSHERRYSTOWN, PA 17344
MCSHERRYSTOWN BOROUGH

Parcel No.: 28-005-0160-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$63,399.51
Plus costs

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Lisa C. Bevenour & James Spealman** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1138 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 March, 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-1138

WELLS FARGO BANK NA
vs.

GARY R. COLEMAN &
ANNA T. COLEMAN

71 CROUSE PARK
LITTLETOWN, PA 17340
LITTLETOWN BOROUGH

Parcel No.: 27-005-0141-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$132,129.58
Plus costs

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Gary R. Coleman & Anna T. Coleman** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1646 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 March, 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-1646

WELLS FARGO BANK NA

vs.

WILLIAM R. COLVARD III &

MARIE E. COLVARD a/k/a

MARIE ELENA COLVARD

705 KNOXLYN ROAD

GETTYSBURG, PA 17325

HIGHLAND TOWNSHIP

Parcel No.: 20-E12-0110-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$169,895.98

Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **William R. Colvard III & Marie E. Colvard a/k/a Marie Elena Colvard** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2145 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 March, 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-2145

EVERBANK

vs.

CRAIG B. FELKER &

PATRICIA I. FELKER

5 TRENTON COURT

LITTLESTOWN, PA 17340

LITTLESTOWN BOROUGH

Parcel No.: 27-010-0020-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$186,628.16

Plus costs

Attorneys for Plaintiff

SHAPIRO & DENARDO, LLC

SEIZED and taken into execution as the property of **Craig G. Felker & Patricia I. Felker** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1607 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 March, 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-1607

PNC BANK NATIONAL ASSOCIATION

vs.

ROBERT J. FLEMING

1450 OLD CARLISLE ROAD

ASPERS, PA 17304

BUTLER TOWNSHIP

Parcel No.: 07-G06-0042-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$112,373.63

Plus costs

Attorneys for Plaintiff

TUCKER / ARENSBERG ATTORNEYS

SEIZED and taken into execution as the property of **Robert J. Fleming** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1746 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 March, 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-1746

IB PROPERTY HOLDINGS

vs.

ANN F. FUHRMAN &
RANDAL E. FUHRMAN

2310 STORMS STORE ROAD
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-J12-0067A-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$100,055.93
Plus costs

Attorneys for Plaintiff

POWERS, KIRN & JAVARDIAN, LLC

SEIZED and taken into execution as the property of **Ann F. Fuhrman & Randal E. Fuhrman** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1847 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 March, 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-1847

US BANK N.A.

vs.

MICHAEL P. HARTMAN &
DAYNA L. HARTMAN

665 HANOVER STREET
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-K12-0032C-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$264,807.53
Plus costs

Attorneys for Plaintiff

ZUCKER GOLDBERG &
ACKERMAN LLC

SEIZED and taken into execution as the property of **Michael P. Hartman & Dayna L. Hartman** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-243 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 March, 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-243

PHH MORTGAGE CORPORATION

vs.

KATHLEEN GLENN

53 FRUITWOOD TRAIL
FAIRFIELD, PA 17320
CARROLL VALLEY BOROUGH

Parcel No.: 43-041-0078-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$215,423.45
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Kathleen Glenn** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1396 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 March, 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-1396

FLAGSTAR BANK FSB

vs.

JESSICA L. JACOBSON &
NICHOLAS J. JACOBSON

ALL THAT CERTAIN TRACT OF LAND SITUATE IN READING TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED IN DEED DATED MAY 19, 2006 AND RECORDED JUNE 1, 2006 IN DEED BOOK 4437, PAGE 149.

TITLE TO SAID PREMISES IS VESTED IN JESSICA L. JACOBSON AND NICHOLAS J. JACOBSON BY DEED FROM PAULINE FORBES AND JAY FORBES DATED MAY 19, 2006 AND RECORDED JUNE 1, 2006 IN DEED BOOK 4437, PAGE 149.

10 E. WELL DRIVE
EAST BERLIN, PA 17316
READING TOWNSHIP

Parcel No.: 36-102-0053-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$215,462.61
Plus costs

Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY

SEIZED and taken into execution as the property of **Jessica L. Jacobson & Nicholas J. Jacobson** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1347 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 March, 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-1347

US BANK NA

vs.

JAMES P. HENNING a/k/a JAMES
PRESTON HENNING &
GLORIA J. HENNING

4006 YORK ROAD
NEW OXFORD, PA 17350
MOUNT PLEASANT TOWNSHIP

Parcel No.: 32-111-0039N-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$147,768.04
Plus costs

Attorneys for Plaintiff

POWERS, KIRN, & JAVARDIAN, LLC

SEIZED and taken into execution as the property of **James P. Henning a/k/a James Preston Henning & Gloria J. Henning** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1595 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 March, 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-1595

WELLS FARGO BANK NA

vs.

FRED D. HULL & MICHELE L. HULL

105 OLD LOG HOUSE ROAD
EAST BERLIN, PA 17316
READING TOWNSHIP

Parcel No.: 36-K06-0043-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$257,144.40
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Fred D. Hull & Michele L. Hull** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1012 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 March, 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-1012

US BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE C-BASS
MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-CB2
vs.

JOHN DAVID LOGAN &
LISA DAWN LOGAN
22 MAPLE STREET
GETTYSBURG, PA 17325
BONNEAUVILLE BOROUGH
Parcel No.: 06-005-0063-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$227,054.73
Plus costs

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **John David Logan &
Lisa Dawn Logan** 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 April 15, 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 prop-
erty 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1368 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 March, 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-1368

CITIMORTGAGE, INC.
vs.

DEBORAH A. KEENEY
108 + 110 FRANKLIN STREET
FAIRFIELD, PA 17320
FAIRFIELD BOROUGH
Parcel No.: 11-005-0023-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$169,700.81
Plus costs

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Deborah A. Keeney** 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 April 15, 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 prop-
erty 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1329 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 March, 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-1329

GMAC MORTGAGE LLC
vs.

DOUGLAS A. LAWVER
1450 MASON-DIXON ROAD
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP
Parcel No.: 09-F18-0035-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$293,094.98
Plus costs

Attorneys for Plaintiff
PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as
the property of **Douglas A. Lawver** 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 April 15, 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 prop-
erty 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1546 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 March, 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-1546

HSCB MORTGAGE CORPORATION

vs.

RYAN D. MEGONNELL

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN MT. JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, BOUNDED AND MORE FULLY DESCRIBED IN DEED DATED OCTOBER 31, 2005 AND RECORDED NOVEMBER 8, 2005 IN DEED BOOK 4199, PAGE 123.

TITLE TO SAID PREMISES IS VESTED IN RYAN D. MEGONNELL BY DEED FROM EDWARD T. FOLLIN JR., WIDOWER, DATED OCTOBER 31, 2005 AND RECORDED NOVEMBER 8, 2005 IN DEED BOOK 4199, PAGE 123.

1055 HOFFMAN HOME ROAD

LITTLESTOWN, PA 17340

MOUNT JOY TOWNSHIP

Parcel No.: 30-H17-0016-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$321,791.46

Plus costs

Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY

SEIZED and taken into execution as the property of **Ryan D. Megonnell** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1210 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 March, 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.

07-S-1210

US BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR CREDIT SUISSE
FIRST BOSTON MBS HEAT 2004-2.

vs.

LILLIAN LOUBIER F/K/A

LILLIAN M. ARMON

40 CLINES CHURCH ROAD

ASPERS, PA 17304

MENALLEN TOWNSHIP

Parcel No.: 29-F05-0009D-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$304,433.40

Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Lillian Loubier f/k/a Lillian M. Armon** 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 April 15, 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.

2/18, 25 & 3/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1716 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 March, 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-1716

JP MORGAN MORTGAGE
ACQUISITION CORPORATION

vs.

JEFFREY W. MONGAN &

CHRISTINA M. MONGAN

30 SUNSHINE LANE

FAYETTEVILLE, PA 17222

HAMILTONBAN TOWNSHIP

Parcel No.: 18-A12-0014B-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$178,553.76

Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Jeffrey W. Mongan & Christina M. Mongan** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1829 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 March, 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-1829

WELLS FARGO BANK NA
vs.

JOEL W. MYERS, SR. &
SHELLY E. MYERS

1 CHINKAPIN DRIVE a/k/a
1 CHINKAPIN DRIVE, LOT 4
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-003-0061-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$131,227.05
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Joel W. Myers, Sr. & Shelly E. Myers** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-784 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 March, 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-784

BRANCH BANKING AND TRUST
COMPANY

vs.

DANIEL K. PUCKETT &
SHERRY L. PUCKETT

120 BENDERS CHURCH ROAD
BIGLERVILLE, PA 17307-9666
BUTLER TOWNSHIP

Parcel No.: 07-F08-0083B-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$176,413.21
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Daniel K. Puckett & Sherry L. Puckett** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1868 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 March, 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-1868

WELLS FARGO BANK NA
vs.

DARRELL L. PRIEST

18 CHARLESTOWN COURT
LITTLTOWN, PA 17340
LITTLTOWN BOROUGH

Parcel No.: 27-010-0054-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$210,189.89
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Darrell L. Priest** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-193 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 March, 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-193

ACNB BANK F/K/A ADAMS COUNTY
NATIONAL BANK

vs.

TALEX ENTERPRISES, A PA
GENERAL PARTNERSHIP

400 MAIN STREET
YORK SPRINGS, PA 17372
YORK SPRINGS BOROUGH

Parcel No.: 42-002-0040-000

IMPROVEMENTS THEREON:
COMMERCIAL BUILDING

JUDGMENT AMOUNT: \$966,139.49
Plus costs

Attorneys for Plaintiff

PUHL, EASTMAN & THRASHER

SEIZED and taken into execution as the property of **Talex Enterprises, A PA General Partnership** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-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 March, 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-1969

WELLS FARGO BANK NA SBM TO
WELLS FARGO HOME MORTGAGE
INC.

vs.

TIFFANIE L. SHIFFLETT
37 CEDARFIELD DRIVE
GETTYSBURG, PA 17325
BONNEAUVILLE BOROUGH

Parcel No.: 06-009-0130-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$189,231.62
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Tiffanie L. Shifflett** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1127 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 March, 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-1127

ONEWEST BANK FSB
vs.

SHERMAN E. SNYDER
7027 CHAMBERSBURG ROAD
ORRTANNA, PA 17222
FRANKLIN TOWNSHIP

Parcel No.: 12-A09-0004-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$151,615.15
Plus costs

Attorneys for Plaintiff

UDREN LAW OFFICES

SEIZED and taken into execution as the property of **Sherman E. Snyder** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1743 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 March, 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-1743

PHH MORTGAGE CORPORATION
F/K/A PHH MORTGAGE SERVICES

vs.

JOYCE WALKER LAMIDI a/k/a
JOYCE M. WALKER

11 PONTIAC PLACE a/k/a
11 PONTIAC PLACE, LOT 103
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-011-0023-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$90,699.54
Plus costs

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

SEIZED and taken into execution as the property of **Joyce Walker Lamidi a/k/a Joyce M. Walker** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1427 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 March, 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-1427

PNC MORTGAGE

vs.

MARTIN DAVID WELLS JR. &
JENNIFER L. WELLS
220 SOUTH STREET
MCSHERRYSTOWN, PA 17344
MCSHERRYSTOWN BOROUGH

Parcel No.: 28-002-0183-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$150,218.97
Plus costs

Attorneys for Plaintiff

VITTI & VITTI & ASSOCIATES, P.C.

SEIZED and taken into execution as the property of **Martin David Wells, Jr. & Jennifer L. Wells** 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 April 15, 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.

2/25, 3/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1957 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 March, 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-1957

GRAYSTONE BANK

vs.

GEORGE S. ZIMMERMAN &
MARGARET S. ZIMMERMAN
0 YORK ROAD
NEW OXFORD, PA 17350
OXFORD TOWNSHIP

Parcel No.: 35-J11-0121-000

IMPROVEMENTS THEREON: LAND
JUDGMENT AMOUNT: \$334,736.44
Plus costs

Attorneys for Plaintiff

KORNFIELD AND BENCHOFF, LLP

SEIZED and taken into execution as the property of **George S. Zimmerman & Margaret S. Zimmerman** 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 April 15, 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.

2/25, 3/4 & 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 MINTA S. DEARDORFF, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Frank E. Graham, Jr., 26 Carriage Hill Drive, Hagerstown, MD 21742; Judith Ann Hay, 455 Guernsey Road, Biglerville, PA 17307; Rhonda Renee Deardorff, 5 Edward Ct., Orrtanna, PA 17353

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

ESTATE OF JENNIE M. GARDNER, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Linda K. Williams, 608 Campbell Road, York, PA 17402

Attorney: Jeffery M. Cook, Esq., 234 Baltimore St., Gettysburg, PA 17325

ESTATE OF KATHY M. GARDNER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Administratrix: Susan B. Lerew, 367 Latimore Valley Road, York Springs, PA 17372

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

ESTATE OF JERE R. HOLMAN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Chad Holman, 712 Parkside Boulevard, Claymont, DE 19703

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

ESTATE OF WARD L. MILLER, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Wendy Glacken, 177 West Imperial Drive, Aspers, PA 17304

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

ESTATE OF CLARICE F. SHOEMAKER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Greg Hurda, 120 Liberty Lane, P.O. Box 252, Bendersville, PA 17306

Attorney: Phillips & Phillips, 101 West Middle St., Gettysburg, PA 17325

ESTATE OF CORY MICHAEL WILLIAM VOS, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Barbara Jo Vos, 3430 Emmitsburg Road, Gettysburg, PA 17325

SECOND PUBLICATION**ESTATE OF ROBERTA McDOWELL, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: John Prohovich, Sr., 2341 Millville Avenue, Millville, NJ 08332

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

ESTATE OF BOBBY E. McMANUS a/k/a ROBERT McMANUS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Hilda Gail McManus, 5615 Pioneer Drive, Baltimore, MD 21214

ESTATE OF ELIZABETH MAE MYERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: PNC Bank National Association, successor by merger to Sterling Financial Trust Company, Bank of Hanover, 4242 Carlisle Pike, P.O. Box 308, Camp Hill, PA 17011

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

ESTATE OF GARY L. SMITH, DEC'D

Late of the Borough of York Springs, Adams County, Pennsylvania

Administrator: Bryan E. Smith, 127 W. Harrisburg St., Dillsburg, PA 17019

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

ESTATE OF RUTH A. WEAVER, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Susan G. Topper, c/o Linda S. Siegle, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

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

THIRD PUBLICATION**ESTATE OF ETHEL R. KARNS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Wm. D. Schrack, III, Esq., Law Office of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019

Attorney: Wm. D. Schrack, III, Esq., Law Office of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019

ESTATE OF MARY L. SLICK, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Co-Executors: Teresa L. Slick and Philip Soslowitz, c/o Craig A. Hatch, Esq., Gates, Halbruner, Hatch & Guise, P.C., 1013 Mumma Road, Suite 100, Lemoyne, PA 17043

Attorney: Craig A. Hatch, Esq., Gates, Halbruner, Hatch & Guise, P.C., 1013 Mumma Road, Suite 100, Lemoyne, PA 17043

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

GEISELMAN—Orphan's Court Action Number OC-183-2010. The First and Final Account of Rebecca Meehan, Executrix of the Estate of Fred D. Geiselman, deceased, late of Adams County.

Kelly A. Lawver
Clerk of Courts

2/18 & 25

CERTIFICATE OF ORGANIZATION
OF DOMESTIC LIMITED
LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on February 17, 2011, a Certificate of Organization of Domestic Limited Liability Company for ARENTZ SERVICES, LLC, was filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania pursuant to 15 Pa. C.S.A. Section 8913. The initial registered office for Arentz Services, LLC is 881 Hanover Pike, Littlestown, PA 17340.

Thomas E. Miller, Esq.
Miller & Shultis, P.C.
249 York Street
Hanover, PA 17331
(717) 630-8282
Solicitor

2/25
