

Adams County Legal Journal

Vol. 59

May 4, 2018

No. 52, pp. 245-248

STONEHEDGE REAL ESTATE, LLC V. STRABAN TOWNSHIP

Invest with Experience.

The right financial partner will help you plan for the future and manage investments with you and your family's best interests first and foremost. No need to look further...you've found the right partner at ACNB Bank.

Securities and Insurance Products are: NOT FDIC INSURED • MAY LOSE VALUE • NOT BANK GUARANTEED • NOT A DEPOSIT • NOT INSURED BY ANY FEDERAL GOVERNMENT ENTITY



ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, John W. Phillips, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.

All rights reserved.

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, of the filing with the Department of State of the Commonwealth of Pennsylvania on April 18, 2018 an application for a certificate for the conducting of a business under the assumed or fictitious name of CAMPBELL & KING REAL ESTATE SETTLEMENT SERVICES, with a principal place of business at 112 Baltimore Street, Suite 1, Gettysburg, PA 17325. The name and address of the person and/or entity owning or interested in said business is PA Real Estate Settlement Services, LLC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

G. Bryan Salzmann, Esq.
Salzmann Hughes, P.C.
354 Alexander Spring Road, Suite 1
Carlisle, PA 17015

5/4

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County - Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, May 18, 2018 at 8:30 am.

SPICER — Orphans' Court Action Number OC-6-2016. The First and Final Account of Kippi R. Smith, Executrix of the Nancy R. Spicer, late of Oxford Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

5/4 & 5/11

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania March 13, 2018 for HD ENTERTAINMENT at 125 Schofield Dr., East Berlin, PA 17316. The name and address of each individual interested in the business is Heather Lynn Laughman at 125 Schofield Dr., East Berlin, PA 17316. This was filed in accordance with 54 Pa.C.S. 311.

5/4

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL
NO: 2018-S-318

IN RE: Petition for Change of Name of:
NAYELI MARTINEZ ESPINOZA

NOTICE

NOTICE IS HEREBY GIVEN that on March 27, 2018, a Petition for Change of Name of a Minor was filed in the Court of Common Pleas of Adams County, PA., requesting a decree to change the name of Tayeli Martinez Espinoza to Nayeli Lopez.

The Court has fixed May 18, 2018 at 1:00 p.m. in Courtroom #4, Third Floor, Adams County Courthouse, 111-117 Baltimore Street, Gettysburg, PA, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

Rachel L. Gates, Esq.
Attorney for Petitioner
250 York Street
Hanover, PA 17331
(717) 632-4971

5/4

STONEHEDGE REAL ESTATE, LLC V.
STRABAN TOWNSHIP

1. It is important to keep in mind that this demurrer is raised in the context of preliminary objection. As such, the objection may only be sustained where it is clear and free from doubt that the complaint will be unable to prove facts legally sufficient to establish a right to relief.

2. This Court will follow the line of cases which instructs nonwaivable issues concerning the Court's subject matter jurisdiction are better addressed as affirmative defenses after discovery has been concluded.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 17-S-750, STONEHEDGE REAL
ESTATE, LLC V. STRABAN TOWNSHIP.

Steve Rice, Esq., Attorney for Plaintiff

Rolf E. Kroll, Esq., Attorney for Defendant

George, J., April 23, 2018

OPINION

In this action, StoneHedge Real Estate, LLC (hereinafter "StoneHedge") challenges Straban Township's (hereinafter "Township") adoption of three separate ordinances under the Municipal Capital Improvement Act (hereinafter "Act 209") relating to the imposition of impact fees on new development. The ordinances were adopted in 2006, 2013, and 2017, respectively with the latter replacing earlier renditions. The essence of StoneHedge's Amended Complaint seeks each of the ordinances to be determined void as unlawfully adopted in violation of statutory authority and constitutional due process protections. Township has responded to the Complaint raising four preliminary objections as follows:

1. StoneHedge lacks standing to challenge the 2006 and 2013 Ordinances as only the 2017 Ordinance affects StoneHedge's proposed development;
2. StoneHedge's statutory challenges to the adoption of the 2006 and 2013 Ordinances are time-barred by the Municipalities Planning Code and the Pennsylvania Judicial Code;
3. StoneHedge's substantive due process claims related to the 2006 and 2013 Ordinances are time-barred by the Municipalities Planning Code and the Pennsylvania Judicial Code; and

4. StoneHedge has failed to adequately plead a substantive due process challenge to the 2006 and 2013 Ordinances.

Initially, preliminary objections 2 and 3 related to the timeliness of StoneHedge's Amended Complaint are overruled on the basis of this Court's Opinion in *Sites-Bittinger, L.P. v. Straban Township*, 17-S-293 (Adams County, July 20, 2017), wherein the Court addressed similar preliminary objections. Accordingly, no further discussion of those preliminary objections is necessary.

Township next challenges StoneHedge's Amended Complaint claiming StoneHedge lacks standing in regard to the 2006 and 2013 Act 209 Ordinances. Township argues that StoneHedge did not settle on the property sought to be developed until May 2, 2016. Township further notes the preliminary development plan for development of the property was not filed with the Township until July 3, 2017 with a revised plan ultimately being filed on January 10, 2018. Township suggests that the controlling Act 209 Ordinance is the 2017 rendition as it superseded the prior ordinances. They argue that since the 2006 and 2013 Act 209 Ordinances are no longer applicable, StoneHedge cannot legally challenge the earlier two ordinances as StoneHedge has neither an immediate or direct interest in the validity of those ordinances. StoneHedge counters claiming that if the challenge to the 2017 Ordinance is successful, by default the provisions of the 2013 Ordinance are resurrected. Under such a scenario, StoneHedge claims it will be directly and immediately impacted by the 2013 Ordinance. Similarly, StoneHedge makes the domino argument in regard to the application of the 2006 Ordinance in the event they are successful in striking down both the 2013 and 2017 Ordinances.

StoneHedge's layered assault poses a unique legal circumstance. Although it is clear that Township's assessment of an impact fee on the StoneHedge development is a direct, immediate, and substantial aggrievement providing standing to challenge the 2017 Ordinance, the impact is more tenuous in regard to the earlier ordinances. Nevertheless, if StoneHedge is indeed successful in challenging the 2017 Ordinance, subsequent effort to challenge the 2013 Ordinance through separately filed litigation would likely be met with timeliness challenges and arguments of laches. On the other hand, the Township understandably has an interest in conserving resources related to litigation, which ultimately might not impact StoneHedge.

In balancing these varying interests, the Court will exercise its authority pursuant to Pa. R. Civ. P. 213 (relating to severance of actions) and Rule 4007.3 (relating to sequence of discovery).¹ Accordingly, this preliminary objection will be overruled, however, litigation related to the 2006 and 2013 Ordinances will be severed and stayed pending resolution of the litigation concerning the 2017 Ordinance. Additionally, unless the parties otherwise agree, discovery shall be limited to challenges to the 2017 Ordinance until the challenges are resolved or the Court directs otherwise. While the Court recognizes that this remedy may result in repetitive future discovery, it protects against unnecessary time and resource expenditure which otherwise might be spent flushing out issues which may never come to fruition.

The Township's final preliminary objection challenges StoneHedge's pleading of a substantive due process claim in regard to the 2006 and 2013 Ordinances. It is important to keep in mind that this demurrer is raised in the context of preliminary objection. As such, the objection may only be sustained where it is clear and free from doubt that the complaint will be unable to prove facts legally sufficient to establish a right to relief. *Hospital & Healthsystem Assoc. of Pa. v. Dept. of Public Welfare*, 888 A.2d 601, 607 N. 12 (Pa. 2005). In light of StoneHedge's pled claim of due process violation, this Court will follow the line of cases which instructs nonwaivable issues concerning the court's subject matter jurisdiction are better addressed as affirmative defenses after discovery has been concluded. *Devine v. Hutt*, 863 A.2d 1160 (Pa. Super. 2004). Accordingly, the preliminary objections on this basis will be overruled.

For the foregoing reasons, the attached Order is entered.

ORDER OF COURT

AND NOW, this 23rd day of April, 2018, it is hereby Ordered that the Preliminary Objections of Straban Township are overruled.

¹ The explanatory comment to Rule 4007.3 recognizes the ability of the court to control discovery "for the convenience of parties and witnesses and in the interests of justice."

It is further Ordered that Plaintiff's challenges to the 2006 and 2013 Act 209 Ordinances are severed and stayed pending further Order of Court. Discovery related to the validity of those ordinances is similarly stayed.

Defendant shall file an Answer to the Complaint limited to the 2017 Ordinance challenges within twenty (20) days of the date of this Order.

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 18th day of May 2018, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz. :

No. 2017-SU-1247

The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate holders of the CWABS, Inc., Asset Backed Certificates, Series 2006-4
vs.

Dale Edward Brensinger, Rickee D. Brensinger
1995 MUMMASBURG RD.,
GETTYSBURG, PA 17325 Tax Parcel
12E11-0017--000
Township of Franklin, Adams County,
PA Improvements thereon: Residential
Dwelling Judgment: \$219,797.94
Attorneys for Plaintiff:
Parker McCay, PA

No. 2017-SU-1292

Bank of America, N.A., successor by merger to SAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP
vs.

Jason Buckmaster, Jennifer Buckmaster
108 NEWARK ST., LITTLESTOWN, PA
17340 Tax Parcel : 27005-0079--000
Borough of Littlestown, Improvements:
Residential Dwelling Judgment
\$122,061.26
Attorney: Richard M. Squire &
Associates, LLC Phone: 215/886-8790

No. 17-SU-36

Wells Fargo Bank, N.A.
vs.

Henry L. Clark, Jr., Christy A. Clark
580 MOUNT MISERY RD., NEW
OXFORD, PA 17350 Tax Parcel: 35K12-
0066E--000
Oxford Township, Adams County
Improvements thereon: Residential
Dwelling
Judgment Amount: \$172,028.30
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-862

Federal National Mortgage Association ("Fannie Mae")
vs.

Hyacinth Rowe Gayle, Bryon N. Parris
284 MAPLE DR., HANOVER, PA 17331
Tax Parcel : 08021-0254

Township: Conewago
Improvements thereon: Residential
Dwelling Judgment \$221,701.27
Attorneys for Plaintiff
Martha E. Von Rosenstiel, P.C.

No.17-SU-847

Ajax E. Master Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee
vs.

Lesley R. Hess
985 RIDGE RD., YORK SPRINGS, PA
17372

Tax Parcel 23J04-0014A Township:
Latimore
Improvements thereon: Residential
Dwelling Judgment \$102,682.11
Attorneys for Plaintiff
Martha E. Von Rosenstiel, P.C.

No. 17-SU-1330

Wells Fargo Bank, N.A.
vs.

Gregory A. King
45 OXFORD DR., NEW OXFORD, PA
17350 Tax Parcel 35003-0010--000
Oxford Township,
Improvements thereon: Residential
Dwelling Judgment:
\$194,084.49

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-333

McCormick 108, LLC
vs.

Mann Realty Associates Inc.
25, 81, 83, AND 103 HUNTERSTOWN
RD., GETTYSBURG, PA 17325
Straban Township Parcel Numbers
38-G12-0111 IA-000
38-G12-0112-000
38-G12-0112-000.01
38-G12-0112-000.02
The improvements are believed to
consist of a vacant former concrete
plant and industrial site.
Judgment: \$798,301.95
To be sold as the property of Mann
Realty Associates, Inc. Shaan S. Chima,
Esquire P.A.
GEBHARDT & SMITH, LLP 410 385-
5109

No. 17-SU-274

NATIONSTAR MORTGAGE, LLC
vs.

LINDA MCNEW
1295 SWIFT RUN RD., NEW OXFORD,
PA 17350
Mt. Pleasant Township
Tax Parcel: 32111-0019E-000
(Acreage or street address)
Improvements thereon Residential
Dwelling Judgment: \$122,221.85
Attorneys for Plaintiff
KML Law Group, P.C.

No.17-SU-1145

PENNYMAC LOAN SERVICES, LLC
vs.

SEAN C. PHIPPS A/K/A SEAN PHIPPS

45 SPRING CREEK CIRCLE,
GETTYSBURG, PA 17325
Tax Parcel 30G14-0116-000 Mt. Joy
Township
Improvements thereon: residential
dwelling, Judgment: \$270,457.97
Attorneys for Plaintiff
Powers, Kirm & Associates, LLC.

No. 2017-5-1217

PHILIP R. FORLENZA
vs.

DENNIS A. PORR A/K/A DENNIS PORR

85 Galaxy Dr., Hanover, PA 17331
Tax Parcel: 01-08023-0082-000
Conewago Township,
Improvements thereon of the residential
dwelling, Judgment: \$172,552.00, plus
costs
Attorney
Robert L. McQuaide Gettysburg, PA
17325
(717) 337-1360

No. 15-SU-952

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Carlsbad Funding Mortgage Trust
vs.

Freeman L. Robinson, Jr., Mavis R. Payton Robinson
8 PENN CT., GETTYSBURG, PA 17325
TAX PARCEL 30F18-0099--000
Property in the Mt. Joy Township
Improvements thereon: residential
dwelling. Judgment Amount:
\$418,242.74
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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 (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten 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 W. Muller
Sheriff of Adams County

www.adamscounty.us

4/20, 4/27 & 5/4

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 18th day of May 2018, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz. :

No. 17-SU-984

S&T Bank, Successor By Merger To Integrity Bank
vs.

Andrew Saum, Co-Executor of the Estate of Susan E. Klunk, Benjamin Klunk, Co-Executor of the Estate of Susan E. Klunk, Kara Klunk, Co-Executor of the Estate of Susan E. Klunk

51 CELEBRATION HILL RD.,
BIGLERVILLE, PA 17307 TAX PARCEL:
29D06-0021A-000.
Menallen Township,
Improvements thereon of the residential dwelling, Judgment amount \$263,474.15
Grenen & Birsic, P.C.
Brian M. Kile, Esq.,

No. 17-SU-799

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association
vs.

Darrin Gordon Sealey a/k/a Darrin G. Sealey
318 PRINCE ST., LITTLESTOWN, PA 17340
Tax Parcel 27005-0062---000
Littlestown Borough,
Improvements thereon consisting of a Residential Dwelling Judgment Amount: \$76,811.23
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 2017-SU-1324

Deutsche Bank National Trust Company as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-MLNI
vs.

David Paul Sharpless a/k/a David Sharpless, Joan C. Sharpless A/K/A Joan Sharpless
341 LUMBER ST., LITTLESTOWN, PA 17340
Tax Parcel 27009--0030-000
Littlestown Borough
Improvements Residential Dwelling, Judgment: \$183,556.46
Attorney
SHAPIRO & DENARDO LLC

No. 17-SU-1142

U.S. Bank Trust National Association, as Trustee of Bungalow Series F Trust
vs.

John L. Wilson, Sr.,
6505 BALTIMORE PIKE,
LITTLESTOWN, PA 17340
Germany Township,
Tax Parcel: 15Jl8-0058B-000.
Improvements thereon consisting of a Residential Dwelling, Judgment \$210,928.28.
Attorneys for Plaintiff:
M. Troy Freedman, Esquire Stern & Eisenberg, PC Phone: (215) 572-8111

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 (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten 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 W. Muller
Sheriff of Adams County

www.adamscounty.us
4/20, 4/27 & 5/4

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary or 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 LAWRENCE E. BAKER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Administrator-Executor: Eric W. Baker c/o Alexis K. Sipe, Esq., 50 East Market Street, Hellam, PA 17406

Attorney: Alexis K. Sipe, Esq., 50 East Market Street, Hellam, PA 17406

ESTATE OF BERTHA E. BARNES, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Guy C. Barnes, Jr. and Douglas P. Barnes, c/o William H. Poole, Jr., Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: William H. Poole, Jr., Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

ESTATE OF RONALD T. CHAMBERS, SR. a/k/a RONALD T. CHAMBERS, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrators: Ronald T. Chambers, Jr. and Marty R. Shultz, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

ESTATE OF SANDRA A. SLAGLE a/k/a SANDRA ANN SLAGLE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Linda K. Baltzley and Jane M. Walker, c/o William H. Poole, Jr., Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: William H. Poole, Jr., Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

ESTATE OF VANNIE D. SOLLENBERGER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Neil R. Sollenberger, 112 Rodes Avenue, Gettysburg, PA 17325

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

ESTATE OF DALE L. ZERFING, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: James L. Zerfing, 16 Sickle Drive, East Berlin, PA 17316

SECOND PUBLICATION**ESTATE OF MARY RITA REDDING, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executors: Susan Elaine Redding, 53 North Street, McSherrystown, PA 17344; Anthony J. Redding, 15 Penn Circle, Hanover, PA 17331

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

ESTATE OF BERNICE SHENBERGER a/k/a BERNICE M. SHENBERGER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Darlene R. Pittman, c/o Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

ESTATE OF RICHARD J. WALTER, DEC'D

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

Executor: Rodger K. Walter, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

THIRD PUBLICATION**ESTATE OF MARY S. GROFT, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Barb Shriver, 550 Mt. Misery Rd., New Oxford, PA 17350; Ann Motter, 155 West Yellow Hill Rd., Biglerville, PA 17307

ESTATE OF LINDA R. JORGENSEN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Michael R. Jorgensen, 125 Ridgewood Drive, Gettysburg, PA 17325

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

ESTATE OF MILDRED L. KRAMER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Jeffrey Kramer, 560 Tall Cedar Lane, Greencastle, PA 17225

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

ESTATE OF CHARLES R. LEWIS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Ada G. Lewis, 824 Highland Avenue, Gettysburg, PA 17325

ESTATE OF VIRGINIA M. RICHARDS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Robert R. Richards, Jr., c/o David M. Laucks, Esq., Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esq., Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

ESTATE OF HARRY J. RIFKIN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administratrix: Kendra B. Sanner, 359 E. King Street, Littlestown, PA 17340

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

ESTATE OF CHARLES L. SELL, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Katrina M. Luedtke, 43 West Middle Street, Gettysburg, PA 17325

Attorney: Judith Koper Morris, Esq., 369 Martin Drive, Hanover, PA 17331

THIRD PUBLICATION CONTINUED

ESTATE OF KATHRYN E. WEIKERT,
DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executor: Mr. James H. Weikert,
3816 Sarayo Circle, Harrisburg, PA
17110

Attorney: Leonard Tintner, Esq.,
Boswell, Tintner & Piccola, 315 N.
Front Street, Harrisburg, PA 17101

ESTATE OF THOMAS ROBERT WENCK,
DEC'D

Late of the Borough of Gettysburg,
Adams County, Pennsylvania

Administrator: Alfred J. Wenck, 2114
Outer Drive, Sarasota, FL 34231