

Adams County Legal Journal

Vol. 51

December 18, 2009

No. 31, pp. 204–209

IN THIS ISSUE

SHANEBROOK VS. LITTLESTOWN BORO

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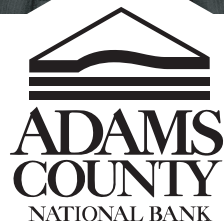
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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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.

Subscribers should send subscriptions direct to the business office. Postmaster: Send address changes to Adams County Legal Journal, 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313.

Business Office – 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313. Telephone: (717) 334-1553

Periodicals postage paid at Gettysburg, PA 17325.

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-59 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL that certain piece, parcel, or tract of land, together with the improvements thereon erected, situate in the Township of Straban, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone for a corner in a line of property formerly of George Cashman; thence by the same North 21 degrees west (appears as North 22 degrees West on some other deeds) 27.6 perches to a stone; thence by land formerly of John Goulden and John Yeagy, North 62-1/4 degrees East 60.9 perches to a stone; 32.8 perches to a stone; thence by same South 67-1/4 degrees West 62.6 perches to the place of BEGINNING. CONTAINING 11 acres, 2 rods and 20 perches.

Being Known As: 130 Cashman Road, Gettysburg, PA 17325

Property ID No.: (38) H 09-0010

TITLE TO SAID PREMISES IS VESTED IN John J. Callaway and Mary Francis J. Callaway, husband and wife, as tenants in common, and Bonnie Michele Still Hammond, married adult individual, as joint tenants with the right of survivorship by deed from Ada L. Barnett, a widowed adult individual, and Bonnie C. Barnett, single adult individual dated 6/20/2000 recorded 7/7/2000 in Deed Book 2083 Page 176.

SEIZED and taken into execution as the property of **John J. Callaway a/k/a John J. Callaway, Mary Francis J. Callaway a/k/a Mary Francis J. Callaway & Bonnie Michele Still-Hammond** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1188 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL her undivided one-half interest in and to that lots of ground, together with the improvements thereon erected, situate, lying and being in Littlestown Borough, Adams County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an appoint on the right-of-way line of Colonial Court; thence along the right-of-way line of Colonial Court, North forty-one (41) degrees thirty-eight (38) minutes zero (00) seconds West, fifty-five (55) feet to a point on the right-of-way line of South Columbus Avenue; by a curve to the right, having a radius of twenty (20) feet, an arc length of thirty-one and forty-two hundredths (31.42) feet and a long chord bearing and distance of North three (03) degrees twenty-two (22) minutes zero (00) seconds East, twenty-eight and twenty-eight hundredths (28.28) feet to a point on the right-of-way line of South Columbus Avenue; thence along the right-of-way line of South Columbus Avenue, North forty-eight (48) degrees twenty-two (22) minutes zero (00) seconds East, one hundred five and twenty hundredths (105.20) feet to a point on the right-of-way line of Shriver Well Lane; thence along the right-of-way line of Shriver Well Lane, South forty-two (42) degrees zero (00) seconds East, seventy-five (75) feet to a point at Lot No. 23 as shown on the hereinafter referenced subdivision plan, thence along said Lot No. 23, South forty-

eight (48) degrees twenty-two (22) minutes zero (00) seconds West, one hundred twenty-five and sixty-eight hundredths (125.68) feet to a point, the point and place of BEGINNING.

Parcel# (27) 011-0140

Property address: 499 South Columbus Avenue, Littlestown, PA 17340

BEING the same premises which Jody Rote by Deed dated 02/27/06 and recorded 03/08/06 in the Office of the Recorder of Deeds in and for Adams County, in Deed Book 4338 Page 18 granted and conveyed unto Edward and Jody Rote, husband and wife.

SEIZED and taken into execution as the property of **Jody L. Rote & Edward R. Rote** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHANEBROOK VS. LITTLESTOWN BORO

1. The court's scope of review in a land use appeal, where additional evidence has not been received, is limited to determining whether the governing body committed an error of law or abused its discretion.

2. A governing body abuses its discretion when its findings are not supported by substantial evidence, i.e. such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.

3. The waiver of provisions of a SALDO is proper where a development offers a substantial equivalent to the subdivision requirement.

4. Appellate authority recognizes that the decision of the municipality may be upheld if correct on any basis.

5. Waiver is properly granted where a development offers a substantial equivalent to a subdivision requirement, where an additional requirement would offer little or no additional benefit, and where literal enforcement of the requirement would frustrate the effect of improvements.

6. Where literal enforcement of a requirement under the SALDO will frustrate the effect of the improvements designed to implement other requirements, grant of a waiver is proper under Section 512.1(a) of the M.P.C.

7. In deciding whether to grant a modification pursuant to 53 P.S. § 10512.1(a), it was a governing body's duty to actively oppose schemes of development unreasonably proposed and conceived, but likewise, its duty is to sanction well planned development.

8. In noting that the request for waivers did not provide any plans for minimum modification, the Commonwealth Court upheld the denial of a request for waiver where a grant of the waiver would present a dangerous condition unfavorable to public health, safety, and welfare.

9. Statutory authority clearly provides that land use appeals to the Court of Common Pleas shall not act as a stay of the action appealed from unless the court grants a stay following petition by the appellant.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, Nos. 08-S-114 and 08-S-277, STEVEN A. SHANEBROOK AND WANDA L. SHANEBROOK VS. BOROUGH OF LITTLESTOWN.

Douglas H. Gent, Esq., for Appellants

John R. White, Esq., for Appellee

George, J., March 3, 2009

OPINION

The Appellants, Steven A. Shanebrook and Wanda L. Shanebrook (collectively referred to as "Shanebrook"), are the owners of a parcel of property located at 155-159 East King Street, Littlestown Borough, Adams County, Pennsylvania. The lot has a total area of 17,792 square feet with frontage on East King Street totaling 67.4 feet. The property is bordered by South Park Avenue for a distance of 264 feet

and runs along East Charles Street to the rear. On the west side, the property is bordered by a residential lot. Fixtures on the property include two separate dwellings, a garage, and three sheds. The dwellings are currently used as rental units and contain, between them, five separate apartments. Parking for the current tenants exists behind the residences and is accessed from South Park Avenue. East King Street is a 39.4 foot wide paved road. South Park Avenue is paved and has a general width of 11 feet. East Charles Street lays on a 20 foot wide right-of-way with a 12 foot wide paved road.

On January 4, 2007, Shanebrook filed application for subdivision approval with the Borough of Littlestown (“Borough”). The submitted plan proposes subdivision of the lot into three smaller parcels. The first parcel would consist of approximately 12,323 square feet and contain the two existing dwellings with a proposed parking area to the rear of the dwellings. Lots 2 and 3 proposed a duplex fronting South Park Avenue with the lots containing 3,505 square feet and 4,179 square feet respectively. Each portion of the duplex would include a single car garage with a driveway accessible from South Park Avenue.¹ The plan included demolition of the garage and the three sheds currently on the property. The uses envisioned by Shanebrook’s proposal are permitted in the respective zoning district pursuant to the Littlestown Borough Zoning Ordinance.

During discussions between Shanebrook and municipal officials, it became apparent that the subdivision plan violated the requirements of Section 4.231, 4.521, 4.22, and 6.647 of the Littlestown Borough Subdivision and Land Development Ordinance (“SALDO”). In relevant part, those sections relate to street requirements for subdivision within the Borough. In recognition of this deficiency in the plan, on November 8, 2007, Shanebrook requested waivers of the provisions of the SALDO with respect to the plan’s inability to meet the four sections identified above.² That same day, the Planning Commission denied the request for waivers and recommended that the Borough deny the subdivision application as “the

¹ A revised plan was submitted by Shanebrook which provided that the garage for Lot No. 2 would be accessed from South Park Avenue while the garage for Lot No. 3 would be accessed from East Charles Street.

² The Littlestown Borough SALDO provides for modifications and/or waivers of the provisions of the SALDO to be submitted to, and acted upon, by the Planning Commission.

duplex building would not front on a street meeting the minimum standards” required by the SALDO.

Shanebrook appealed the Planning Commission’s denial of the request for waivers to the Borough. On December 19, 2007, the Borough supervisors conducted a hearing on Shanebrook’s appeal. On January 8, 2008, by written opinion, the Borough denied Shanebrook’s appeal thereby sustaining the Planning Commission’s denial of Shanebrook’s request for waivers of the specific provisions of the SALDO. Shanebrook filed a timely appeal to this Court from the Borough’s denial of the waiver request.³

At their regular meeting on January 22, 2008, the Borough denied Shanebrook’s revised subdivision plan for failure to comply with the SALDO. Written notice of the Borough’s decision was forwarded to Shanebrook on January 28, 2008. Thereafter, on February 22, 2008, Shanebrook filed timely appeal to this Court from the Borough’s denial of their subdivision application.⁴ This Court consolidated the appeals for purposes of disposition. All parties were granted the opportunity to brief the issues and, after argument, this matter is now ripe for disposition.

Shanebrook challenges the denial of the waivers on several fronts. Initially, Shanebrook claims that the Borough committed an abuse of discretion in making findings of fact not supported by substantial evidence. Shanebrook further alleges an error of law on the part of the Borough in holding Shanebrook to a greater standard than that required by law in determining whether or not a waiver is appropriate. Finally, Shanebrook challenges the Borough’s action in denying the subdivision application while the appeal of the waiver litigation was pending before this Court. I will address each of the issues seriatim.

The court’s scope of review in a land use appeal, where additional evidence has not been received, is limited to determining whether the governing body committed an error of law or abused its discretion. *Caco Three, Inc. v. Bd. of Supervisors of Huntington Twp.*, 845 A.2d 991, 993 (Pa.Cmwlt. 2004). A governing body abuses its discretion when its findings are not supported by substantial evidence, i.e. such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. *Valley View Civic Ass’n v. Zoning Bd. of Adjustment*, 462 A.2d 637, 640 (Pa. 1983).

³The appeal is listed at 08-S-114.

⁴This action is listed at 08-S-277.

In the notice of appeal, Shanebrook identifies nine separate findings of fact which lack sufficient evidence to support the findings. After a meticulous review of the record, I find little merit to this challenge. A number of the alleged erroneous findings are clearly supported by the record.⁵ Others are acknowledged by Shanebrook as being supported by the record, however, challenged in terms of how they were applied by the Borough.⁶ Accordingly, I view those challenges not as ones to sufficiency of evidence to support the Borough's factual conclusions but rather as an error of law in the Borough's application of the facts to the applicable legal standard. As such, the substance of these claims will be addressed below.

The final allegation of abuse of discretion alleges that Factual Finding No. 26 is immaterial and thus the Board erred in making the finding. In Finding No. 26, the Borough determined that Shanebrook was requesting complete waivers of the street specification requirements in the SALDO without any effort to make accommodation for partial compliance.⁷ Initially, I note that the factual finding of the Board is supported by the record. In respect to Shanebrook's materiality objection, one need only review the recent Commonwealth Court opinion in *Monroe Meadows Hous. P'ship. v. Mun. Council of the Municipality of Monroeville*, 926 A.2d 548 (Pa.Cmwlth. 2007), to discover the relevancy of the Borough's finding. In *Monroe Meadows*, the Commonwealth Court interpreted *Levin v. Township of Radnor*, 681 A.2d 860 (Pa.Cmwlth. 1996), as standing for the proposition that the waiver of provisions of a SALDO are proper where a development offers a substantial equivalent to the subdivision requirement. *Id.* at 553.⁸ See also *Ruf v. Buckingham Twp.*, 765 A.2d 1166, 1169 (Pa.Cmwlth. 2001) (alternative to SALDO requirements

⁵Borough Decision, Findings of Fact Nos. 6, 22, 32, 33, and 34.

⁶Borough Findings Nos. 28, 29, and 31.

⁷Shanebrook's Brief includes an expansive reading of the factual finding. I read the finding as more limited and applying only to compromise relating to the size specifications of the streets servicing the proposed subdivision. There appears to be no disagreement as to the lack of accommodation on the part of Shanebrook to meet the street width requirements.

⁸The lack of merit of Shanebrook's relevancy objection is further apparent when one considers 53 P.S. § 10512.1(b) which makes the extent of the requested waiver relevant. Specifically, a request for modification must be in writing and shall include information concerning "the minimum modification necessary." Shanebrook's lack of any accommodation to the requirements of the SALDO is, in essence, a request for a full and complete waiver of the road width requirements.

is proper consideration in granting waiver). Accordingly, I do not find an abuse of discretion on the part of the Borough.

Shanebrook's second claim is that the Borough committed an error of law in upholding the Planning Commission's denial of the request for modification. At the heart of this issue is Section 512.1(a) of the Municipalities Planning Code, 53 P.S. § 10512.1(a), which provides in relevant part:

- (a) The governing body or the planning agency, if authorized to approve applications within the Subdivision and Land Development Ordinance, may grant a modification of the requirements of one or more provisions if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modifications will not be contrary to the public interest and that the purpose and intent of the ordinance is observed.

Id. Shanebrook suggests that the Borough applied an improper standard in considering the waiver as the Board relied upon a standard in the SALDO which is more vigorous than that in Section 10512.1(a). I disagree.

Section 7.31 of the Borough's SALDO, in effect at the time of this litigation, provided:

The provisions of these regulations are intended as minimum standards for the protection of the public health, safety, and welfare. The planning commission reserves the right to modify or to extend them conditionally in individual cases as may be necessary in the public interest, provided, however, that such variation shall not have the effect of nullifying the intent and purpose of these regulations.

Littlestown Borough Code, Chapter 61, Section 7.31.

Arguably, there is a subtle, yet meaningful, difference between the language in the M.P.C. which permits modification that is not "contrary to the public interest" as compared to the Borough SALDO which requires the modification to be "necessary in the public interest." Nevertheless, I find this distinction immaterial to the resolution

of the issue before the Court. Although the Borough discussed the requirements of the SALDO in reaching their decision, they specifically applied the standard set forth in the M.P.C. in determining that the grant of the waiver would not be in the public interest. See Borough Decision, Conclusion of Law No. 8.

Moreover, the Borough specifically found that the grant of the modification would be contrary to the purposes and intent of the SALDO. *Id.* This is precisely the standard set forth in the M.P.C. As appellate authority recognizes that the decision of the municipality may be upheld if correct on any basis, *Herr v. Lancaster County Planning Comm'n*, 625 A.2d 164, 168-69 (Pa.Cmwlth. 1993), Shanebrook's semantical attack on the distinction between the M.P.C. and the Borough SALDO is a red herring.⁹

Continued to next issue (12/23/2009)

⁹An interesting issue is whether a municipality's SALDO may properly require a greater showing on the part of an applicant seeking waiver than that required by 53 P.S. § 10512.1. Although the language of Section 10512.1 appears permissive, appellate authority suggests that under certain circumstances, a municipality is required to grant modification. See generally *Ruf v. Buckingham Twp.*, 765 A.2d 1166 (Pa.Cmwlth. 2001). The distinction is significant as a municipality's ability to include more stringent requirements for a modification in the SALDO is directly dependent on whether the M.P.C. language is interpreted in a permissive or mandatory fashion. It is, however, not necessary for me to reach this issue as my decision is based upon other grounds.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1369 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that certain lot of ground, with the improvements thereon erected, situate, lying and being in Reading Township, Adams County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake for a corner at Lot No. 47 and a twenty (20) foot wide driveway; thence by said driveway, North one (1) degree twenty-two (22) minutes East, fifty (50) feet to a stake at Lot No. 49; thence by said Lot No. 49 South eighty-three (83) degrees fourteen (14) minutes East, two hundred ninety-four and eight-tenths (294.8) feet, though at stake on the bank of the Conewago Creek, to a point in said Creek, thence by said Creek South fifteen (15) degrees forty (40) minutes West, fifty (50) feet to a point at Lot No. 47; thence by said Lot No. 47 North eighty-three (83) degrees twenty-one (21) minutes West, through a stake on the bank of said Creek, two hundred eighty-two and three-tenths (282.3) feet to a stake, the place of BEGINNING.

Parcel# L8-5

Property address: 96 Conewago Drive, East Berlin, PA 17316

BEING the same premises which Edward Sneddon, by deed dated 02/12/03 and recorded 03/12/03 in the Office of the Recorder of Deeds in and for Adams County, in Deed Book 3013 Page 160, granted and conveyed unto Ben and Jennifer Weimer, husband and wife.

SEIZED and taken into execution as the property of **Jennifer Weimer & Ben V. Weimer, Sr.** 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 February 12, 2010, 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.

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.

12/18, 23 & 31

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1332 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that certain piece, parcel or tract of land, situate, lying and being in Oxford Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a corner along the Hanover Road and a public alley; thence along said public alley, North forty-one and one-fourth (41-1/4) degrees East one hundred eighty (180) feet to a twenty (20) feet wide alley; thence along said alley, North forty-three (43) degrees West one hundred twenty (120) feet to Lot No. 17; thence along Lot No. 17, South forty-one and one-fourth (41-1/4) degrees West, one hundred eighty (180) feet to the said Hanover Road; thence along said Hanover Road, South forty-three (43) degrees East one hundred twenty (120) feet to the place of BEGINNING. CONTAINING 21,600 square feet and known as Lots 18, 19, 20 and 21.

TITLE TO SAID PREMISES IS VESTED IN David P. Knotts and Audrea E. Knotts, h/w, as tenants by the entireties, by Deed from Rose M. Topper and Gerald P. Topper, Jr., h/w, dated 01/30/1998, recorded 02/02/1998 in Book 1513, Page 350.

Tax Parcel: (35) 008-0074---000

Premises Being: 290 Hanover Street, New Oxford, PA 17350

SEIZED and taken into execution as the property of **David P. Knotts & Audrea E. Knotts** 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 February 12, 2010, 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.

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.

12/18, 23 & 31

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1029 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

Property Address: 344 Baltimore Street, Gettysburg, PA 17325

ALL that certain lot of ground with improvements thereon erected situate in the Borough of Gettysburg, Adams County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at corner of lands now or formerly of J.J. Tawney, running South along line of Baltimore Street, 30 feet to vacant lot now or formerly of B.J. Spangler; thence East along said vacant lot to public alley in rear, 146 feet; thence North along line of alley 30 feet to corner of lot now or formerly of J.J. Tawney; thence West by lot now or formerly of J.J. Tawney 146 feet to the place of BEGINNING.

BEING the same premises which Group Insurance Services, Inc., now known as Gettysburg Health Administrators, Inc., a Pennsylvania corporation, by their Deed dated March 7, 2007, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4766 at Page 220, sold and conveyed unto Roger L. Sprague and Mary Sprague, husband and wife, and Debbie K. Moreton.

SEIZED and taken into execution as the property of **Roger L. Sprague & Mary Sprague & Debbie K. Moreton** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-978 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL that lot of ground, with the improvements thereon situate on the southeast side of Pin Oak Drive, in the Borough of Bonneauville, Adams County, Pennsylvania, more particularly bounded and described as follows: beginning at a lietz spike in the center line of Pin Oak Drive as established on the plot plan hereinafter referred to and at other lands now or formerly of Robert S. Riley; thence in and along the center line of Pin Oak Drive, North thirty-nine (39) degrees thirty-eight (38) minutes five (5) seconds East, one hundred (100) feet to a pk nail in the center line of Pin Oak Drive at lands now or formerly of Andrew J. Bauerline, Lot No. 5; thence leaving said Pin Oak Drive and through a steel rod set back twenty-five (25) feet from the beginning hereof South fifty (50) degrees thirty-five (35) minutes ten (10) seconds East four hundred seven and ninety-seven hundredths (407.97) feet to a steel rod at lands now or formerly of Robert A. Hartlaub; thence by said Hartlaub lands, South forty-six (46) degrees three (3) minutes thirty (30) seconds West, seventy (70) feet to an existing pipe; thence by lands now or formerly of Dorothy A. Greene, Marie E. Weaver and Robert S. Riley, and through an existing pipe set back twenty-five (25) feet from the end hereof, North fifty-four (54) degrees fifty-six (56) minutes twenty (20) seconds West, four hundred one and forty-one hundredths (401.41) feet to a lietz spike in the center of Pin Oak Drive, the point and place of BEGINNING, CONTAINING .785 acre.

Tax ID# 6-47.

SUBJECT nevertheless to the following conditions, covenants and restrictions which shall run with the land hereby conveyed and shall be binding upon the grantees and their heirs and assigns:

1. No house or other structure shall be erected any nearer than forty (40) feet from the right of way line of Pin Oak Drive.
2. No poles or appliances upon which to hang or expose laundry shall be erected or maintained on said premises closer to the front of said premises than the rear wall of the dwelling to be erected thereon.
3. No TV aerials or TV apparatus shall be erected or maintained on said premises closer to the front of said

premises than the front line of the dwelling to be erected thereon.

4. No fences, hedges, (trees or shrubbery to form hedges) shall be erected or grown to exceed forty-two (42) inches above the established grade in front yard of the said lot within sixty-five (65) feet of the center line of Pin Oak Drive.
5. Any inoperative motor vehicle must be stored within the confines of a garage; an inoperative motor vehicle is one that is not licensed or bearing a current inspection sticker.
6. No building shall be erected on any lot with cement block or parged wall exposed.
7. By virtue of the fact that the subdivision plan calls for a ten (10) feet wide drainage easement centered on the interior lines, all finished grading shall conform with this maintained on the common boundary lines of each property, five feet of which shall be on the lot contiguous thereto.
8. By virtue of the subdivision plan and pursuant to the authority of the Borough of Bonneauville this lot is sold under and pursuant to the provision that the grantees and their heirs and assigns shall construct a curb in the front of constructed on said lot in accordance with borough specification and pursuant to a grade as shall be established by the Borough of Bonneauville engineer on request. This provision shall be in the nature of a covenant running with the land and be binding upon the grantees and their heirs and assigns and shall be enforceable by the Borough of Bonneauville and its successors and assigns.
9. Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions which remain in full force and effect.

TITLE TO SAID PREMISES IS VESTED IN Rodger D. Drabick and Karen E. Drabick, h/w, as tenants by the entireties, by Deed from John E. Pfaff and Diana M. Pfaff, t/k/a Diana M. Potter, now h/w, dated 08/26/2005, recorded 10/13/2005 in Book 4163, Page 102.

Tax Parcel: (06), 006-0047-000

Premises Being: 6 Pin Oak Drive, Gettysburg, PA 17325-7805

SEIZED and taken into execution as the property of **Karen E. Drabick** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on or about November 15, 2009 for the purposes incorporation of KINGDOM CONCRETE, INC., under the Pennsylvania Corporation Law of 1988. The initial registered office of the corporation is 5858 York Road, Spring Grove, PA 17362.

12/18

SHERIFF'S SALE

NOV 13 SALE POSTPONED TO:

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-568 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL that tract of land situate, lying and being in Straban Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake at the eastern side of a public alley on line of land now or formerly of Clair Tate and extending thence along said alley, North 9 degrees East, 244.6 feet to an iron pin at corner of land now or formerly of Bruce Winter; thence along land now or formerly of Bruce Winter, South 81 degrees 45 minutes East, 45.4 feet; thence by same, North 12 degrees 10 minutes East, 133.9 feet to a spike in the center of the state highway leading to Golden's Station; thence in and along said highway, South 62 degrees 25 minutes East, 115.6 feet to a spike in the center of said highway; thence by land now or formerly of Neely Taughinbaugh and through a stake, which stake is 28.4 feet from said spike, South 7 degrees 40 minutes West, 335.5 feet to a stake on line of land now or formerly of Clair Tate; thence by land now or formerly of Clair Tate, North 83 degrees 30 minutes West, 170.5 feet to the stake, the place of BEGINNING.

LESS, HOWEVER, a tract of land containing 35 perches which George M. Smith, unmarried, and his sister, Ruth A. Smith, unmarried, by deed dated September 18, 1967, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 263, page 950.

TITLE TO SAID PREMISES IS VEST-ED IN James E. Deardorff and Lisa Deardorff, h/w, as tenants by the entireties, by Deed from Gregory D. Smith, an adult individual, dated 03/14/2008, recorded 03/25/2008 in Book 5151, Page 223.

Tax Parcel: (38) 021-0074

Premises Being: 69 Hunterstown Hampton Road, Gettysburg, PA 17325-8237

SEIZED and taken into execution as the property of **Lisa Deardorff & James E. Deardorff** 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 January 29, 2010,

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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1348 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL that lot of land situate, lying and being in Littlestown Borough, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the right-of-way line of Constitution Court; thence along the right-of-way line of Constitution Court, North forty-one (41) degrees thirty-eight (38) minutes zero (00) seconds West, fifty-five (55.00) feet to a point at the right-of-way line of Constitution Court; thence further along the right-of-way line of Constitution Court by a curve to the left, having a radius of twenty (20.00) feet, an arc length of thirty-one and forty-two hundredths (31.42) feet and along chord bearing and distance of North three (03) degrees twenty-two (22) minutes zero (00) seconds West, twenty-eight and twenty-eight hundredths (28.28) feet to a point at the right-of-way line of South Columbus Avenue; thence along the right-of-way line of South Columbus Avenue, North forty-eight (48) degrees twenty-two (22) minutes zero (00) seconds East, one hundred five (105.00) feet to a point at Lot No. 32 as shown on the hereinafter described subdivision plan; thence along Lot No. 32, South forty-one (41) degrees thirty-eight (38) minutes zero (00) seconds East, seventy-five (75.00) feet to a point at Lot No. 34 as shown on the hereinafter described subdivision plan; thence along Lot No. 84, South forty-eight (48) degrees twenty-two (22) minutes zero (00) seconds West, one hundred twenty-five (125.00) feet to a point, the point and place of BEGINNING. CONTAINING 9,288.93 square feet or 0.21 acres.

The above described lot being designated as Lot No. 33 on the final subdivision plan of "Heritage Hill-Phase 1",

prepared by James R. Holley, registered professional surveyor, dated July 31, 1992, and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plat Book 61, at Page 84.

It being the same tract of land which Harry P. McKean, by deed dated June 30, 1993 and recorded in the Recorder of Deeds Office of Adams County, Pennsylvania in Record Book 749, Page 89, granted and conveyed unto Brian D. McGee and Kyle P. McGee, husband and wife, grantors herein.

SUBJECT, nevertheless, to the "Heritage Hill-Phase 1" subdivision approval agreement dated October 27, 1992, and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Record Book 656 at Page 139.

ALSO, subject, nevertheless to the protective covenants of "Heritage Hill" dated, November 13, 1992 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Record Book 656 at Page 146.

Being Known As: 483 South Columbus Avenue, Littlestown, PA 17340

Property ID No.: (27) 011-0151

TITLE TO SAID PREMISES IS VEST-ED IN Lorenzo Justino Garcia and Sonia M. Chaves, husband and wife, as tenants by the entireties. Deed from Brian D. McGee and Kyle P. McGee, husband and wife dated 7/28/2006 recorded 8/14/2006 in Deed Book 4521 Page 144.

SEIZED and taken into execution as the property of **Lorenzo Justino Garcia & Sonia M. Garcia** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1017 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL those two certain tracts of land in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania, being Lot No. 269 and Lot No. 270 in Section WA, more particularly bounded and described as follows:

Tract No. 1-Lot No. 269:

BEGINNING at point in the center of High Ridge Trail at Lot No. 270; thence by said lot South 61 degrees 55 minutes 20 seconds East 175 feet to Lot No. 436; thence by said lot South 28 degrees 4 minutes 40 seconds West 160 feet to a point in the center of Sky Lark Trail; thence in said Sky Lark Trail North 61 degrees 55 minutes 20 seconds West 175 feet to a point in the intersection of Sky Lark Trail and High Ridge Trail; thence in said High Ridge Trail North 28 degrees 4 minutes 40 seconds East 160 feet to the place of BEGINNING.

The above description was taken from a plan of lots labeled Section WA of Charnita, Inc., dated January 17, 1970, prepared by Gordon L. Brown, R.S., recorded in Adams County Plat Book 1 at Page 65.

Tract No. 2-Lot No. 270:

BEGINNING at a point the center of High Ridge Trail at Lot No. 271; thence by said lot South 61 degrees 55 minutes 20 seconds East 175 feet to Lot No. 434; thence by said Lot No. 436 South 28 degrees 4 minutes 40 seconds West 135 feet to Lot No. 269; thence by said lot North 61 degrees 55 minutes 20 seconds West 175 feet to a point in the center of said High Ridge Trail; thence in said High Ridge Trail North 28 degrees 4 minutes 40 seconds East 135 feet to the place of BEGINNING. The above description was taken a plan of lots labeled Section WA of Charnita, Inc., dated January 17, 1970 prepared by Gordon L. Brown, R.S., recorded in Adams County Plat Book 1 at Page 65.

Being Known As: 2 High Trail, Fairfield, PA 17320.

TITLE TO SAID PREMISES IS VESTED IN Kelly C. Middleton and Sean M. Middleton by deed from Susan Faith Puhala, a single woman, dated February 28, 2005 and recorded March 2, 2005 in Deed Book 3882, Page 78.

TAX ID. #: 43-022-0117

SEIZED and taken into execution as the property of **Kelly C. Middleton &**

Sean M. Middleton 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-544 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL THAT CERTAIN lot or piece of ground, situate in Gettysburg Borough, County of Adams, Commonwealth of Pennsylvania.

BEGINNING at an existing iron pin located at the eastern edge of the existing right of way of North Fourth Street and near the southern right of way line of railroad; thence by said right of way line of railroad North 73 degrees 55 minutes 6 seconds East 345.09 feet to a point at corner of Lot No. 2; thence by said lot No. 2 South 23 degrees 38 minutes 2 seconds East 111.05 feet to a point on the northern edge of Race Horse Alley; thence by said Race Horse Alley South 66 degrees 16 minutes 6 seconds West 342.32 feet to an existing railroad spike near the eastern edge of the existing right of way of North Fourth Street; thence by same North 23 degrees 46 minutes 1 second West 157.10 feet to an existing iron pin the place of BEGINNING.

THE ABOVE DESCRIPTION is being LOT NO. 1 on a Final Subdivision Plan for Fourth Street Subdivision, prepared by Herbert, Rowland & Grubic, Inc., dated November 4, 2005 and recorded.

Being more commonly known as: 37 North 4th Street a/k/a Lot 1, Plan 90-7, Fourth Street Station, Gettysburg, PA 17325

Property ID No.: (16) 008-0020C-000

SEIZED and taken into execution as the property of **Gettysburg Lodge No. 1045 of the Benevolent and Protective Order of Elks of the United States of America** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

LEGAL NOTICE-ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street in Littlestown, PA, between the hours of 1:00 and 2:00 p.m., on January 16th, 2010 to elect directors and to transact any other business properly presented.

Attest: Marilyn Q. Butt
President & Treasurer; Director

12/18, 23, 31 & 1/8

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-805 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL THAT CERTAIN tract of land, with any improvements thereon erected, situate, lying and being in Reading Township, Adams County, Pennsylvania, being Lot No. 1 as shown on a Final Subdivision Plan for Larry R. and Celesta L. Stump, prepared by John R. Williams P.L.S., dated August 11, 2005 and recorded in Adams County Book 89, page 39, and described more fully as follows, to wit:

BEGINNING at a point in Fish & Game Road (S.R. 1013) at a corner of Lot No. 4 as shown on the aforesaid Subdivision Plan; thence along said Lot No. 4, South eighty-five (85) degrees forty-four (44) minutes ten (10) seconds West, eight hundred seven and zero hundredths (807.00) feet to a point; thence continuing along said Lot No. 4, and along Lots 5 and 6, South eleven (11) degrees fifty-five (55) minutes fifty (50) seconds East, six hundred six and zero hundredths (606.00) feet to a point at corner of Lot No. 7; thence along Lot No. 7, South seventy-one (71) degrees fifty-five (55) minutes forty-nine (49) seconds West, six hundred thirty-three and fourteen hundredths (633.14) feet to a point; thence continuing along said Lot No. 7, South eighty-six (86) degrees fifty (50) minutes zero (00) second West, one hundred fifty-five and zero hundredths (155.00) feet to a point at lands now or formerly of David K. Flanders; thence along lands now or formerly of David K. Flanders, North two (02) degrees eighteen (18) minutes forty (40) seconds East, two thousand seventy-four and ninety hundredths (2,074.90) feet to a point at Lot No. 9 as shown on the aforesaid Plan; thence along Lot No. 9, North thirty-two (32) degrees three (03) minutes thirty-three (33) seconds East, nine hundred eleven and fifty-two hundredths (911.52) feet to a point at Lot No. 8; thence along Lot No. 8, North sixty-three (63) degrees forty-two (42) minutes twenty-two (22) seconds East, four hundred forty-seven and fifty-six hundredths (447.56) feet to a point in the aforementioned Fish & Game Road (S.R. 1030); thence along, in and through said Fish & Game Road, South eleven (11) degrees forty-six (46) minutes forty-six (46) seconds East, four hundred thirty-three and fifty hundredths (433.50) feet to a point; thence continuing along same, South twelve (12) degrees thirty-two (32)

minutes zero (00) seconds East, seven hundred eighty and zero hundredths (780.00) feet to a point; thence along same, South eleven (11) degrees forty-eight (48) minutes seventeen (17) seconds East, seven hundred fifty-one and six hundredths (751.06) feet to a point; thence continuing along said road, South eleven (11) degrees fifty-five (55) minutes fifty (50) seconds East, two hundred seventy-one and fifteen hundredths (271.15) feet to a point, the place of Beginning. Containing 58.368 acres.

IT BEING a part of the same premises which Lillian K. Gosnell and Patricia A. Welsh, Coexecutrices of the Estate of Norman A. Trimmer, by their Deed dated July 2, 1992, and recorded in the Office of the Recorder of Deeds, in and for Adams County, Pennsylvania, in Book 634, page 948, granted and conveyed unto Larry R. Stump and Celesta L. Stump, his wife, the Grantors herein.

AND FURTHER BEING the same premises which Larry R. Stump and Celesta L. Stump, his wife, by their Deed dated November 7, 2001, and recorded in the Office of the Recorder of Deeds, in and for Adams County, Pennsylvania, in Book 2467, page 284, granted and conveyed unto Larry R. Stump and Celesta L. Stump, his wife, the Grantors herein.

Tax Parcel No.: 36-L05-0002.

Premises Being: 1396 Fish & Game Road, East Berlin, PA 17316

BEING THE SAME PREMISES which Larry R. Stump and Celesta L. Stump, his wife, by deed dated April 10, 2006 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Record Book 4379, Page 118, granted and conveyed unto Lavere A. Stump and Michelle L. Stump, his wife, their heirs and assigns.

AND BEING THE SAME PREMISES which Larry R. Stump and Celesta L. Stump, his wife, by Corrective Deed dated September 7, 2006 and recorded October 2, 2006 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Record Book 4587, Page 215, remised, released and quit-claimed unto LaVere A. Stump and Michelle L. Stump, his wife, their heirs and assigns.

SEIZED IN EXECUTION as the property of Lavere A. Stump and Michelle L. Stump, on Judgment No. 09-S-805.

SEIZED and taken into execution as the property of **Lavere A. Stump & Michelle L. Stump** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1003 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL the certain lot of tract of land situate on the northerly right of way line of Abbotts Drive in the Borough of Abbottstown, Adams County, PA known and numbered as Lot No. 13 on a plan of lots for Abbotts Manor, Phase III, recorded in the Office of the Recorder of Deeds in and for Adams County, PA in Subdivision Plan Book 76 Page 99, more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly right of the way line of Abbotts Drive, at a corner of Lot No. 14 on said plan; thence extending along the said right of way line North 47 degrees 16 minutes 34 seconds West 85 feet to a point, at a corner of Lot No. 12 on said plan thence extending along the said Lot No. 12 North 42 degrees 43 minutes 26 seconds East 279.26 feet to a point; thence South 20 degrees 08 minutes 16 seconds East 95.52 feet to a point, at a corner of Lot No. 14 on said plan; thence extending along the said Lot No. 14 South 42 degrees 43 minutes 26 seconds West 235.70 feet to the point and place of BEGINNING.

PARCEL NO- (01)005-0065

PROPERTY ADDRESS: 62 Abbotts Drive, Abbottstown, PA 17301

BEING THE SAME PREMISES which Garland Construction, Inc., by Deed dated 06/23/00 and recorded 09/21/00 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 2129 Page 282, granted and conveyed unto Herman Morris.

SEIZED and taken into execution as the property of **Herman Morris** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-311 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL that tract of land situate in Menallen Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail located in Legislative Route 01080 at corner of land of Robert Cole: thence in said Legislative Route, North 56 degrees 47 minutes 30 seconds East, 75.32 feet to a P.K. nail; thence in same, North 64 degrees 38 minutes 40 seconds East, 218.52 feet to a P.K. nail; thence in same, North 38 degrees 30 minutes 30 seconds East, 317.13 feet to a P.K. nail; thence in same North 51 degrees 37 minutes 00 seconds East, 160 feet to a railroad spike in said Legislative Route; thence by land of Charles Dettinburn and running through a reference pin located 29.80 feet from the beginning of this line, South 30 degrees 4 minutes 20 seconds East, 221.37 feet to an iron pin at Land of Herbert Arndt; thence by said land of Herbert Arndt, South 56 degrees 14 minutes 10 seconds West, 781.33 feet to an iron pin at land of Robert Cole; thence by said land of Robert Cole and running through a reference pin located 30 feet from the end of this line, North 17 degrees 16 minutes 40 seconds West, 150.33 feet to a P.K. nail in Legislative Route 01080, the place of BEGINNING. CONTAINING 2.808 Acres.

TAX PARCEL NO: 20-E-4-73

Property Address: 2280 Coon Road, Aspers, PA 17304

SEIZED and taken into execution as the property of **Mary F. Yohe & Tony M. Yohe** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1119 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL those two (2) certain tracts or pieces of land situate, lying and being in Straban Township, Adams County, Pennsylvania, and bounded and described as follows:

TRACT NO. 1:

BEGINNING at a post for a corner: thence running by land now or formerly of David L. Plank, South 47 degrees East, 144.4 perches to a post; thence running by Tract No. 2 and by land now or formerly of Thomas L. Logan, South 38 degrees West 67.3 perches to a stone; thence running by land now or formerly of Irvin Grace, South 66 degrees West 25.6 perches to an iron pin; thence running by land now or formerly of Gilbert C. Crabill and land now or formerly of Ira S. Wolfe, North 42 degrees West (described on former deeds as North 35 degrees West), 141.4 perches to a hickory; thence running by land now or formerly of Ira S. Wolfe, North 37 degrees East, 53 perches to a swamp oak; thence running by land now or formerly of John N. Boyer, North 57-1/4 degrees East, 29 perches to a post, the place of BEGINNING, CONTAINING 72 acres and 112 perches, and having thereon erected a two-story brick dwelling house, frame barn and other improvements.

TRACT NO. 2:

BEGINNING at an iron pin at corner of lands formerly of Philetus W. Edwards and Hagar Louelle Edwards, now Tract No. 1 above, and lands now or formerly of Robert L. Evans and Pauline Evans; thence along lands formerly of the said Philetus W. Edwards and Hagar Louelle Edwards, now Tract No. 1, South 45-1/4 degrees West, a distance of 24.2 perches to a post at edge of private road; thence along said private road and land now or formerly of Joseph Keller, South 38-1/4 degrees East, 31 perches to a point in the center of Highway Route No. 15, thence along the center of said highway, North 32-3/4 degrees East 25.3 perches; thence by lands now or formerly of Robert L. Evans and Pauline Evans, North 38-1/4 degrees West, a distance of 25.6 perches to a point, the place of BEGINNING, CONTAINING 4 acres and 44.8 perches, neat measure.

Parcel No. (38) G10-0018

Property Address: 2170 Old Harrisburg Road, Gettysburg, PA 17325

BEING the same premises which T-Wing Farms, Inc. a Pennsylvania Corporation, by its Deed dated February 20, 1997 and recorded on March 31, 1997 in the Office of the Recorder of Deeds in and for Adams County, in Deed Book 1347, Page 228, granted and conveyed unto Mark R. Stambaugh t/a T-Wing Farms, Proprietorship.

SEIZED and taken into execution as the property of **Mark R. Stambaugh & The United States of America** 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 January 29, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1210 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 2010, 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.:

ALL that tract of land lying and being situate in Franklin Township, Adams County, Pennsylvania, bounded and limited as follows:

BEGINNING at a point at corner of lands now or formerly of Ralph M. Sangrey and on line of lands now or formerly of Frank S. Heideck, Jr.; thence along lands now or formerly of Ralph M. Sangrey and lands now or formerly of Ralph M. Newcomer, North 33 degrees 30 minutes West, 250 feet to a stake; thence along other lands now or formerly of Paul K. Rebert, North 58 degrees West, 100 feet to a stake and stones; thence continuing along same, South 33 degrees 30 minutes East, 250 feet to a point; thence continuing along same and along lands now or formerly of Frank S. Heideck, Jr., South 58 degrees West, 100 feet to the point, the place of BEGINNING, CONTAINING 91 perches.

The above description was obtained from a draft of survey prepared by LeRoy

H. Winebrenner, C.S., and dated April 12, 1967.

TOGETHER WITH a right-of-way 15 feet wide as contained in a certain deed dated May 23, 1967, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 268, Page 43.

ALSO TOGETHER WITH the rights as more fully set forth in an Easement Agreement dated March 17, 1992, which agreement is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 620, Page 124.

Parcel No. B9-121

Property Address: 385C Church Road, Orttanna, PA 17353

BEING the same premises which Robin L. Adams and Lori A. Adams, husband and wife, by their Deed dated September 15, 1998 and recorded on September 16, 1998 in the Office of the Recorder of Deeds in and for Adams County, in Deed Book 1662, Page 298, granted and conveyed unto Kathleen R. Zemsky, husband and wife, and Ronald C. Zemsky, as tenants of an Estate by the entirety.

SEIZED and taken into execution as the property of **Ronald C. Zemsky & Kathleen R. Zemsky** 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 January 29, 2010, 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.

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.

12/4, 11 & 18

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 03-S-472 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL THAT CERTAIN tract of land with the improvements thereon erected situate in Huntington Township, Adams County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in or near the centerline of U.S. Route 15; thence leaving said centerline and extending along a right-of-way the following courses and distances: North 34° 30' 30" East 404.07 feet to an iron pipe; thence North 34° 30' 30" East 174.26 feet to an iron pipe at stones at lands now or formerly of George R. Barrick; thence continuing along the last mentioned lands South 55° 23' 05" East 885.21 feet to a concrete monument in or near the centerline of White Church Road, also known as T568; thence extending in and along said centerline South 43° 12' 17" West 538.62 feet to an iron pipe in the center of said last mentioned roadway; thence leaving said roadway and extending along lands now or formerly of the Episcopal Church and E.D.L.U. Corporation North 58° 38' 35" West a distance of 804.98 feet to a point in or near the centerline of U.S. Route 15, being the point and place of BEGINNING.

CONTAINING 10.747 acres total and 9.8 12 acres net and being designated as Lot No. 2 on a final subdivision plan for John W. and Doris M. Breighner dated August 14, 1987, as prepared by John R. Williams, P.L.S. Said plan is recorded in the Adams County Recorder's Office in Plan Book 47, at page 100.

UNDER AND SUBJECT to conditions and restrictions as now appear on record.

Having thereon erected a dwelling house known as: 460 White Church Road, York Springs, PA 17372

BEING THE SAME PREMISES WHICH Verne W. Nestler, Jr. and Amelia I. Nestler, by Deed dated 4/30/02 and recorded 5/7/02 in Adams County Deed Book 2651, Page 285, granted and conveyed unto Franklin D. Buckley, Jr.

SEIZED IN EXECUTION AS THE PROPERTY OF FRANKLIN D. BUCKLEY, JR. UNDER ADAMS COUNTY JUDGMENT NO. 03-S-472

MAP & PARCEL 22-I 06-12

SEIZED and taken into execution as the property of **Franklin D. Buckley, Jr.** 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1279 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that tract of land situate in Menallen Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a 33-foot right-of-way at land now or formerly of Grayson P. Showers, et ux, South 69-1/2 degrees West, 180 feet to a point; thence in said 33-foot right-of-way by land of same North 83-3/4 degrees West, 342 feet to a point; thence leaving said 33-foot right-of-way and by other land now or formerly of Grayson P. Showers, et ux., aforesaid, North 37-1/4 degrees West, 131.5 feet to an iron pin; thence by said other lands now or formerly of Grayson P. Showers North 77-1/4 degrees East, 447.8 feet to an iron pin in the center of another 33-foot right-of-way; thence in the center of said 33-foot right-of-way and by other land now or formerly of Grayson P. Showers South 39-1/2 degrees East, 230 feet to a point, the place of BEGINNING.

CONTAINING 1 acre and 151.968 square perches.

The above description was taken from a draft of survey by Curvin A. Wentz, R.S., dated October, 1966.

SUBJECT TO the restrictions and responsibilities as fully set forth in Record Book 1880, Page 25.

TITLE TO SAID PREMISES IS VESTED IN Frank A. Brown, Single, by Deed from Craig Schmitz and Marion Schmitz, husband and wife, dated 12/28/2004, recorded 01/11/2005, in Deed Book 3836, page 72.

Tax Parcel: (29) E05-0098A

Premises Being: 795 Maryland Avenue, Aspers, PA 17304

SEIZED and taken into execution as the property of **Frank A. Brown** 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1401 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that lot of ground situate, lying and being in Hamilton Township, Adams County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a steel pin set along a fifty (50) feet wide right of way known as Foxtown Drive and Lot No. 44 of the hereinafter referenced subdivision plan; thence along said Lot No. 44 North two (02) degrees four (04) minutes forty-seven (47) seconds West, two hundred sixty-six and eighty-two hundredths (266.82) feet to a steel pin set at Lot No. 42 of said plan; thence along Lot No. 42 South sixty-nine (69) degrees fifty-three (53) minutes thirty-five (35) seconds East, three hundred twelve and ninety-five hundredths (312.95) feet to a steel pin set along the above mentioned Foxtown Drive; thence along and with said Foxtown Drive South seven (07) degrees nine (09) minutes zero (00) seconds West, twenty-three and zero hundredths (23.00) feet to a point; thence continuing by a curve to the right with a radius of one hundred fifty and zero hundredths (150.00) feet, an arc distance of two hundred eleven and forty-six hundredths (211.46) feet, and a long chord bearing and distance of South forty-seven (47) degrees thirty-two (32) minutes six (06) seconds West, one hundred ninety-four and thirty-eight hundredths (194.38) feet to a point; thence continuing South eighty-seven (87) degrees fifty-five (55) minutes thirteen (13) seconds West, one hundred thirty-eight and three hundredths (138.03) feet to a steel pin set at Lot No. 44 of said plan, the point and place of BEGINNING. CONTAINING 1.265 Acres and being identified as Lot No. 43 on the hereinafter-referenced subdivision plan.

The above description was taken from a final Subdivision Plan prepared by Worley Surveying. Said Plan was recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Plan Book 78, at Page 56.

SUBJECT, NEVERTHELESS, to a MET-ED Utility Right of Way as shown on the above subdivision plan.

SUBJECT, ALSO, to the Declaration of Restrictions recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Terry M. Jordan, Sr. and Josephine K. Jordan, h/w, as tenants by the entireties, by Deed from L.L. Lawrence Builders, Inc., a Pennsylvania Corporation, dated 05/06/2002, recorded 05/07/2002 in Book 2652, Page 0031.

Tax Parcel: (17) L09-0212-000

Premises Being: 60 Foxtown Drive, Abbottstown, PA 17301

SEIZED and taken into execution as the property of **Terry Michael Jordan, Sr. & Josephine Kathleen Jordan** 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1013 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

Those two pieces of ground situate in Carroll Valley Borough, formerly Hamiltonban Township, County of Adams, Commonwealth of Pennsylvania.

TRACT NO. 1- LOT NO. 114 IN SECTION J:

BEGINNING at a point in the center of Treetop Trail at Lot No. 113; thence by said Lot No. 113 now or formerly of John Joseph Glazier and Virginia Lee Glazier South 16 degrees 33 minutes West 150 feet to Lot No. 58; thence by Lot No. 58 North 73 degrees 27 minutes West 135 feet to Lot No. 115; thence by said Lot No. 115 North 16 degrees 33 minutes East 150 feet to a point in the center of Treetop Trail; thence in the center of said Treetop Trail South 73 degrees 27 minutes East 135 feet to the place of BEGINNING.

TRACT NO. 2- LOT NO. 58 IN SECTION J:

BEGINNING at a point in the cul-de-sac of Cross Land Trail at Lot No. 57; thence in the cul-de-sac and by said lot South 55 degrees 38 minutes 20 seconds West 115.92 feet to an iron pipe at lands now or formerly of Howard C. Selferd; thence by said lands North 24 degrees 19 minutes West 204.37 feet to Lot No. 116; thence by said lot North 16 degrees 33 minutes East 67 feet to Lot No. 115; thence by said lot and by Lot No. 114 South 73 degrees 27 minutes East 270 feet to Lot No. 59; thence by said lot and in the cul-de-sac of said Cross Land Trail South 42 degrees 12 minutes 20 seconds West 145.96 feet to the place of BEGINNING.

THE ABOVE DESCRIPTIONS were taken from a plan of lots labeled 'Section J Charnita Ski Area, Inc.', dated March 20, 1968, prepared by Gordon L. Brown, R.S., recorded in Adams County Plat Book 1 at Page 24.

TITLE TO SAID PREMISES IS VESTED IN Brian C. Harry and Rocsan L. Harry, h/w, by Deed from Brian C. Harry, joined by his wife, Rocsan L. Harry, dated 05/01/2002, recorded 05/07/2002 in Book 2650, Page 212.

Tax Parcel: 43-002-0048-000

Premises Being: 23 Treetop Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Brian C. Harry a/k/a Brian Harry & Rocsan L. Harry** 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1355 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

All that tract of land situate, lying and being in Franklin Township, Adams County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the center of said Township Road at lands now or formerly of Byron J. Orndorff and Belinda M. Orndorff, husband and wife; thence leaving said Township Road, and through an iron pin set back, South 29 degrees 29 minutes West, 334.03 feet to an iron pin at the intersecting property lines now or formerly of Byron J. Orndorff and Belinda M. Orndorff, husband and wife, and lands now or formerly of Olmer B. Spence; thence by lands now or formerly of Olmer B. Spence, North 13 degrees 22 minutes West, 76.08 feet to an iron pin; thence continuing by lands now or formerly Olmer B. Spence, and through existing iron pin on the south side of Township Road T-304 and across said Township Road T-304, North 21 degrees 29 minutes West, 405.57 feet to an iron pin at the existing stones on the northern side and curve of Township Road T-304; thence along the north side and through the center line of Township Road T-304, South 64 degrees 4 minutes East, 367.32 feet to a point in the center of Township Road, the place of BEGINNING.

Parcel#: (12) C10-41B

Property address: 1894 Old Route 30, Orrtanna, PA 17353

SEIZED and taken into execution as the property of **Pamela L. Hartman & William 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-858 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that certain piece, parcel or tract of land, situate, lying and being in Oxford Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

ALL THAT CERTAIN lot of land situate in Reading Township, Adams County, Pennsylvania, being more particularly described as Lot No. 759 on a Plan of Lots of Lake Meade Subdivision, duly entered and appearing of Record in the Office of the Recorder of Deeds in and for Adams County, PA in Misc. Deed Book 1, at page 5, and subject to all legal highways, easements, rights of way and restrictions of record.

PARCEL IDENTIFICATION NO: 3701 3-0096---000

TITLE TO SAID PREMISES IS VESTED IN Charles W. Herrera, Jr. and Rebecca L. Herrera, h/w, tenants by the entireties, by Deed from Yvonne M. Laukemann, dated 08/28/2006, recorded 08/30/2006 in Book 4549, Page 211.

Tax Parcel: (37) 13-96

Premises Being: 3 Longstreet Drive, East Berlin, PA 17316-9346

SEIZED and taken into execution as the property of **Charles W. Herrera, Jr. & Rebecca L. Herrera** 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-662 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that lot of ground on the north side of Centennial Street, Borough of Fairfield, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike in the center of Centennial Street at corner of land formerly of Sarah C. Weikert and now or formerly of Gertrude Cool, thence along said land of Gertrude Cool, North 44 degrees 00 minutes 45 seconds East, 262.43 feet to a post at other land formerly of Sarah C. Weikert about to be distributed to Howard L. Weikert, Jr., et ux; thence along said land of Howard L. Weikert, Jr., South 46 degrees 30 minutes East, 56.39 feet to an iron pin; thence continuing along same South 42 degrees 34 minutes 15 seconds West, 263 feet to a railroad spike in the center of Centennial Street; thence in the center of Centennial Street North 46 degrees 00 minutes 00 seconds West 63.00 feet to the railroad spike, the place of BEGINNING. CONTAINING 15,680 square feet.

TITLE TO SAID PREMISES IS VESTED IN Christopher D. Jordon, by Deed from Clara Mae Sanders, unmarried, dated 09/28/1999, recorded 09/30/1999 in Book 1923, Page 0247.

Tax Parcel: 11-006-0059-000

Premises Being: 19 Centennial Street, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Christopher D. Jordon** 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-540 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL THAT tract of land, situate, lying and being in Huntington Township, Adams County, Pennsylvania, more particularly described as follows:

BEGINNING at a point in the southern edge of Peach Glen-Idaville Road at corner of Lot No. 1 on the hereinafter referred to plan of lots; thence by said Lot No. 1, North nineteen (19) degrees fifty-five (55) minutes thirty (30) seconds East, three hundred thirty-four and ninety hundredths (334.90) feet to a point; thence by same, North fourteen (14) degrees thirty (30) minutes zero (00) seconds East, fifty-six and fifty-seven hundredths (56.57) feet to a point at corner of Lot No. 11 on the hereinafter referred to plan of lots; thence by said Lot No. 11, South eighty-two (82) degrees fifty-five (55) minutes zero (00) seconds East, one hundred sixty-five and zero hundredths (165.00) feet to a point at corner of Lot No. 12 on the hereinafter referred to plan of lots; thence by said Lot No. 12, and by a portion of Lot No. 14, passing through a point set back seventy and no hundredths (70.00) feet from the last mentioned point, South seven (07) degrees five (05) minutes zero (00) seconds West, two hundred twenty-five and zero hundredths (225.00) feet to a point; thence continually by said Lot No. 14, South thirty-six (36) degrees twenty-six (26) minutes fifty-eight (58) seconds West, two hundred sixty-seven and twenty-eight hundredths (267.28) feet to a point on the southern edge of Peach Glen-Idaville Road, aforesaid; thence in said Peach Glen-Idaville Road, North forty-nine (49) degrees fifty (50) minutes fifty-three (53) seconds West, one hundred thirty-eight and two hundredths (138.02) feet to a point on the southern edge of Peach Glen-Idaville Road the point and place of BEGINNING.

CONTAINING 1.764 Acres.

The above description was taken from a plan of lots prepared by John R. Williams, P.L.S., dated May 13, 1994, and recorded in Plat Book 64, at page 92, designating the above as Lot No. 15.

SUBJECT NEVERTHELESS, to the covenants, restrictions and reservations which run with the land and are binding upon and inure to the benefit of the grantees, their heirs and assigns, and which covenants, restrictions are set forth of record.

BEING KNOWN AS PARCEL NUMBER (22) G03-0126

Further subject nevertheless to all restrictions, easements, rights of way, conditions and/or setback lines filed with Plan in Book 64 at page 92.

1. There shall be permitted one horse per 3,600 square feet of land.
2. There shall be no single or double wide mobile homes, modular homes shall be permitted.
3. There shall be permitted no commercial poultry or hog operations.
4. There shall be permitted no junk or unlicensed vehicles.
5. There shall be no stock piling of anything other than firewood, which shall be permitted.
6. Each Residential dwelling shall have a minimum of 960 square feet of living area.

TOGETHER WITH all and singular the buildings and improvements, ways, street, alleys, driveways, passages, waters, water-courses, right, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of in and to the same.

TO HAVE AND TO HOLD, the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

TITLE TO SAID PREMISES IS VESTED IN Krista L. Snyder and Richard Snyder, daughter and father, by Deed from Krista L. Snyder, single person, dated 09/30/2004, recorded 10/06/2004 in Book 3729, Page 109.

Tax Parcel: (22)G03-0126-000

Premises Being: 405 Peach Glen-Idaville Road, Gardners, PA 17324

SEIZED and taken into execution as the property of **Krista L. Snyder & Richard 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-907 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL THAT CERTAIN tract of land situated, lying and being in Tyrone Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a rail road spike in Reservoir Road (T-651) at corner of Lot No. 2; thence by Lot No. 2 through a referenced rebar set back 22.24 feet from the beginning of this course North 05 degrees 39 minutes 00 seconds East 109.23 feet to a rebar; thence along same North 29 degrees 56 minutes 00 seconds East 155.74 feet to a concrete monument; thence by the same North 36 degrees 17 minutes 10 seconds West 240.28 feet to a concrete to monument at corner of lands now or formerly of Three Springs Fruit Farm; thence by the same North 32 degrees 02 minutes 20 seconds East 338.02 feet to a steel pin at lands of Crestmont Orchards, Inc.; thence by the same South 14 degrees 23 minutes 40 seconds East 364.49 feet to an existing iron pipe; thence by lands of GAIDA South 17 degrees 39 minutes 10 seconds East 420.19 feet to a rebar; thence along lands of same South 51 degrees 47 minutes 35 seconds West 55.08 feet to a point in the Reservoir Road Right of Way; thence in the right of way and road North 76 degrees 54 minutes 50 seconds West 268.85 feet to a rail road spike; thence in same North 85 degrees 53 minutes 05 seconds West 38.57 feet to a rail road spike at corner of Lot No. 2 the place of BEGINNING.

BEING 40-G4-23

BEING the same premises which Craig W. Hikes by Deed dated May 24, 2007 and recorded in the Adams County Recorder of Deeds Office on August 8, 2007 in Deed Book 4938, page 292, granted and conveyed unto Craig W. Hikes and Welen G. Hikes.

Premises Being: 61 Reservoir Road, Tyrone, PA 17324

SEIZED and taken into execution as the property of **Welen G. Hikes & Craig W. Hikes** 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 February 12, 2010, 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.

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.

12/11, 18 & 23

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1030 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that tract of land lying and situate in Hamiltonban Township, Adams County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at a steel pin at corner of land now or formerly of C.S. Sowers; thence by said land, North 73 degrees 28 minutes West, 1,018.87 feet to a steel pin at land now or formerly of Goldie Dudash; thence by said land, North 4 degrees 35 minutes West, 115.97 feet to a steel pin; thence by land now or formerly of Grayce D. Been and Claudia Payne, North 78 degrees 44 minutes East, 286.63 feet to a point; thence North 48 degrees 58 minutes East, 90.63 feet to a steel pin; thence by land now or formerly of Joseph E. Been and continuing in the center of roadway approximately 33 feet wide, North 87 degrees 55 minutes East, 230.39 feet to a point in said roadway; thence continuing in said roadway by land of same, South 48 degrees 9 minutes East, 218.60 feet to a point in said roadway; thence continuing in said roadway, South 75 degrees 46 minutes East, 149.95 feet to a point in said roadway; thence continuing in said roadway, South 84 degrees 40 minutes East, 118.55 feet to a point in said roadway; thence continuing in said roadway North 86 degrees 26 minutes East, 94.76 feet to land now or formerly of Robert Mickleby and land now or formerly of C.S. Sowers; thence leaving said roadway and by land now or formerly of C.S. Sowers, South 18 degrees 32 minutes West, 360.17 feet to the place of BEGINNING.

Being Known As: 70 Yankee Lane, Carroll Valley, PA 17320.

TITLE TO SAID PREMISES IS VESTED IN Edward H. Porter and Phyllis Jones-Porter by deed from Peace of the Pie, LLC, a Maryland limited liability

company registered to do business in Pennsylvania as a foreign limited liability company, dated November 16, 2006 and recorded November 20, 2006 in Deed Book 4648, Page 225.

TAX ID. #: 18-BI4-0058

SEIZED and taken into execution as the property of **Edward H. Porter & Phyllis Jones-Porter** 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 February 12, 2010, 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.

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.

12/18, 23 & 31

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-818 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that lot of ground situate in the Township of Latimore, County of Adams, Commonwealth of Pennsylvania and described as follows, that is to say:

BEGINNING for a point within the right-of-way of Lake Meade Road at Lot No. 2 of the hereinafter referred to subdivision plan, thence along said Lot No. 2 North through a steel pin set thirty-one and fifty-five hundredths (31.55) feet from the beginning of this course North fifteen (15) degrees forty-seven (47) minutes thirty-nine (39) seconds West nine hundred eighty-seven and seventy-nine hundredths (987.79) feet to a steel pin set at lands now or formerly of William C. Miller; thence along said lands now or formerly of William C. Miller North seventy-two (72) degrees five (05) minutes forty (40) seconds East two hundred ninety-one and zero hundredths (291.00) feet to a concrete monument set in a pole; thence continuing along said lands now or formerly of William C. Miller and along lands now or formerly of Floyd Seville and lands now or formerly of Melvin G. Schandelmeier South fifteen (15) degrees thirty-seven (37) minutes twenty-three (23) seconds East five hundred twenty-one and forty-eight hundredths (521.48) feet to a steel pin found; thence continuing along lands now or formerly of Melvin G. Schandelmeier South eighty-seven (87) degrees fourteen (14) minutes eighteen (18) seconds East four hundred thirty-four and thirty-nine hundredths (434.39) feet to a point in the right-of-way of Braggtown Road; thence in and through the right-of-way of Braggtown Road South twenty-two (22) degrees forty-four (44) minutes forty-six (46) seconds West five hundred fourteen and nine hundredths (514.09) feet to a point at the intersection of Braggtown Road and Lake Meade Road; thence in and through the right-of-way of Lake Meade Road North seventy-nine (79) degrees twenty-five (25) minutes thirty-three (33) seconds West one hundred thirty-four and seventy-one hundredths (134.71) feet to a point; thence continuing in and through said right-of-way North eighty-seven (87) degrees forty-six (46) minutes zero (00) seconds West two hundred twenty and forty-eight hundredths (220.48) feet to a point, the place of BEGINNING. CONTAINING 10.005 acres and Being known as Lot No. 1 on the final subdivision plan of Jack W. and

Barbara E. Anderson, which plan is recorded in the Adams County Recorder of Deed's Office in Plat Book 83, Page 42, Part of Parcel No. Map 124, Parcel 45 LT # 50041L.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rights-of-way of record.

TITLE TO SAID PREMISES IS VESTED IN Rebecca L. Raver, single person, by Deed from James Edgar Wyatt, a single person, dated 01/17/2006, recorded 01/19/2006 in Book 4288, Page 184.

Tax Parcel: 23-K04-0045A-000

Premises Being: 1861 Braggtown Road, East Berlin, PA 17316

SEIZED and taken into execution as the property of **Rebecca L. Raver** 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 February 12, 2010, 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.

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.

12/18, 23 & 31

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-704 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that parcel of land situate in the Borough of Arendtsville, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a mark on the curb along the eastern side of Pearl Street at corner of other land of Richard C. Price and wife; thence along said curb North 21 degrees 25 minutes West, 21.50 feet to another mark on said curb; thence by other land of Fred H. Lewis and wife North 67 degrees 52 minutes East, 151.05 feet to an iron pin; thence South 21 degrees 52 minutes East, 21.50 feet to iron pin at corner of other land of Richard C. Price and wife; thence by said other land of Richard C. Price and wife

South 67 degrees 52 minutes West, 151.22 feet to a mark on the curb along the eastern side of Pearl Street, the place of BEGINNING. CONTAINING .075 acre.

The foregoing description was obtained from a draft of a survey made by Boyer-Price Surveying on December 22, 1972.

PARCEL IDENTIFICATION NO 02-006-0028-000

TITLE TO SAID PREMISES IS VESTED IN Richard C. Price and Phyllis H. Price, h/w, as tenants of an estate of entireties, by Deed from Fred H. Lewis and Elizabeth S. Lewis, h/w, dated 01/22/1973, recorded 04/26/1973 in Book 306, Page 376.

Tax Parcel: 02-006-0028-000

Premises Being: 27 Pearl Street, Arendtsville, PA 17303

SEIZED and taken into execution as the property of **Richard C. Price & Phyllis H. Price** 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 February 12, 2010, 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.

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.

12/18, 23 & 31

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1250 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that tract of land situate, lying and being in Carroll Valley Borough (formerly Liberty Township), Adams County, Pennsylvania, being Lot No. 186 in Section A, bounded and described as follows:

BEGINNING at a point in the center of Lakeview Trail at Lot No. 185; thence by said lot South 62 degrees 13 minutes East, 240 feet to a point at Lot No. 181; thence by a portion of said lot and by a portion of Lot No. 171 South 27 degrees 47 minutes West, 100 feet to Lot No. 187; thence by said lot North 62 degrees 13 minutes West, 240 feet to a point in the center of said Lakeview Trail; thence in said Lakeview Trail North 27 degrees 47 minutes East, 100 feet to the place of BEGINNING.

The above description was taken from a plan of lots labeled 'Section A, Charnita' dated March 10, 1965, prepared by Gordon L. Brown, R.S., and recorded in Adams County Miscellaneous Docket 3 at Page 733.

BEING THE SAME WHICH Peter Michael Pfau and Ann Rebecca Pfau, husband and wife, by H. Thomas Pyle, their attorney-in-fact, by deed dated November 9, 1989, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 539 at Page 154, sold and conveyed unto Carol Ann Sakiewicz, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Brady E. Ridgley and Clara E. Ridgley, h/w, as tenants of an estate by the entireties, by Deed from Carol Ann Sakiewicz, unmarried, dated 11/18/1994, recorded 11/22/1994 in Book 967, Page 242.

Tax Parcel: (43) 017-0025

Premises Being: 6 Lake View Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Brady E. Ridgley & Clara E. Ridgley** 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 February 12, 2010, 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.

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.

12/18, 23 & 31

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1381 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that lot of ground situate in the Borough of McSherrystown, Adams County, Pennsylvania, bounded and limited as follows:

BEGINNING at an iron pipe on the Western side of Water Street (nine feet from the center line of said street) at other lands now or formerly of Elsie M. Bange; thence along said other lands now or formerly of Elsie M. Bange, South seventy-three (73) degrees eighteen (18) minutes thirty-five (35) seconds West, one hundred seventy-seven and thirty-one hundredths (177.31) feet to an iron pipe at lands now or formerly of Lewis Klunk; thence along said lands now or formerly of Lewis Klunk, North sixteen (16) degrees West, seventy-six and thirty-five hundredths (76.35) feet to an iron pipe at lands now or formerly of Donald Klunk; thence along said lands now or formerly of Donald Klunk and lands now or formerly of Mrs. Donald Reigle, North Sixty-five (65) degrees six (6) minutes fifty-five (55) seconds East, one hundred seventy-nine and eighty-five hundredths (179.85) feet to and iron pipe on the Western side of the aforesaid Water Street, thence along the Western side of said Water Street, South fifteen (15) degrees forty-six (46) minutes twenty-five (25) seconds East, one hundred two (102) feet to an iron pipe, the place of Beginning. Containing 15,826 square feet. (This description is taken from a survey prepared by J.H. Rife, Registered Engineer, File No. A-903)

BEING THE SAME PREMISES BY DEED FROM RANDY L. SALISBURY AND MELISSA A. SALISBURY (FORMERLY HUSBAND AND WIFE) DATED 06/23/2005 AND RECORDED 08/11/2005 IN BOOK 4081 PAGE 112 GRANTED AND CONVEYED UNTO MELISSA A. SALISBURY, A SINGLE WOMAN.

Being Known As 30 Water Street, McSherrystown, PA 17344

TAX PARCEL NO: 28-3-1

SEIZED and taken into execution as the property of **Melissa A. Salisbury** 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 February 12, 2010, 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.

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.

12/18, 23 & 31

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 PAULINE CONAWAY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Sandy S. Shelley, 372 Pegram St., Gettysburg, PA 17325

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

ESTATE OF ROBERT F. LAIN, II, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Administrator: Susan L. Lain, 252 Thomas Dr., Gettysburg, PA 17325

ESTATE OF PAULINE R. LOWE, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executors: Ruth A. Watson, Linda K. Watson, Ronald L. Lowe, and Robert W. Lowe, 11277 Furnace Road, Blue Ridge Summit, PA 17214

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

ESTATE OF NORMA J. REDMOND, DEC'D

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

Executor: Paul G. Lutz, c/o Robert M. Strickler, Esq., 110 South Northern Way, York, PA 17402

Attorney: Robert M. Strickler, Esq., 110 South Northern Way, York, PA 17402

ESTATE OF DOROTHY E. SHUGARS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrices: Joan Diane Colvin and Linda Joyce Hogan, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, 40 York Street, Hanover, PA 17331

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

SECOND PUBLICATION**ESTATE OF JANE L. HARBAUGH, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executors: David B. Lott, 16739 Tintagel Court, Dumfries, VA 22025; Robert C. Lott, Jr., 760 Wenksville Road, Biglerville, PA 17307

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

ESTATE OF ANNIE B. LAYMAN, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrator c.t.a.: Ronald Layman, 390 Old Waynesboro Road, Fairfield, PA 17320

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

ESTATE OF R. KENNETH MICKLEY, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Adams County National Bank, P.O. Box 4566, Gettysburg, PA 17325

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

ESTATE OF DORIS K. WERDEBAUGH, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrices: Shirley Ann Werdebaugh and Joan Louise Werdebaugh, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, 40 York Street, Hanover, PA 17331

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

THIRD PUBLICATION**ESTATE OF FLOYD E. COOK, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executors: Scott R. Cook, 353 Pine Grove Road, Gardners, PA 17324; Mary E. Kane, 266 Buchanan Valley Road, Orrtanna, PA 17353; Donna M. Sanders, 1444 Green Ridge Road, Orrtanna, PA 17353; Sherry K. Hammett, 1945 Heidlrsburg Road, Aspers, PA 17304

Attorney: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

ESTATE OF BURTIS D. DUBBS, JR., DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Kathy A. Hare, 22 Blue Spruce Drive, Hanover, PA 17331

Attorney: David C. Smith, Esq., 754 Edgegrove Rd., Hanover, PA 17331

ESTATE OF REBA M. GEHRETT, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executors: Catherine Cresswell, 400 Miltonberger Road, Orrtanna, PA 17353; Betty Rye, 514 Buchanan Valley Road, Orrtanna, PA 17353

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

ESTATE OF BETTY M. GLASS, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executors: Kenneth F. X. Glass, 87 Peanut Drive, Hanover, PA 17331; Melvin A. Glass, 88 Peanut Drive, Hanover, PA 17331

Attorney: David C. Smith, Esq., 754 Edgegrove Rd., Hanover, PA 17331

ESTATE OF ERWIN B. NASE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Margaret A. Nase c/o Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403

ESTATE OF LINDA T. RUTTER, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Patricia A. Gracik, 204 North Stephen's Place, Hanover, PA 17331

Attorney: David C. Smith, Esq., 754 Edgegrove Rd., Hanover, PA 17331

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1075 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, 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.:

ALL that tract of land situate, lying and being in Mt. Pleasant Township, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point in the center of Lincoln Highway (U.S. Route #30) at the intersection with the center of Legislative Route No. 01069; extending thence in and through said Legislative Route No. 01069, South thirty-seven (37) degrees thirty-seven (37) minutes twenty-five (25) seconds West, four hundred seventy-three (473) feet to a point; extending thence in and through same, South eight (8) degrees thirty-two (32) minutes fifty-nine (59) seconds West, five hundred nine and thirteen hundredths (509.13) feet to center of said Legislative Route at lands now or formerly of John Erb; thence along said lands, South eighty-

nine (89) degrees thirty-one (31) minutes eleven (11) seconds West, seven hundred forty-four and sixty-eight hundredths (744.68) feet to a stone (erroneously described as seven hundred twenty-six and forty-three hundredths (726.43) feet in the prior deed) at lands now or formerly of Norman Becker; extending thence along last named lands, North thirty (30) degrees thirteen (13) minutes twenty-seven (27) seconds East, eleven hundred seven and fifty-seven hundredths (1107.57) feet to the center of the aforesaid Lincoln Highway; extending thence along center of Lincoln Highway, South eighty-two (82) degrees thirty (30) minutes East, five hundred fifty-six and thirty-five hundredths (556.35) feet to the point and place of BEGINNING. CONTAINING 12.6604 acres. The above description based on survey of Donald E. Worley, Registered Surveyor, Hanover, Pennsylvania, made on July 27, 1971, Field Book No. 71, File No. C-52.

TITLE TO SAID PREMISES IS VESTED IN Nathan L. Stump, single, by Deed from Pabrade, L.L.C., a Maryland limited liability company, dated 02/24/2006, recorded 03/07/2006 in Book 4335, Page 349.

Tax Parcel: (32) I 11-31A

Premises Being: 3775 York Road, New Oxford, PA 17350

SEIZED and taken into execution as the property of **Nathan L. Stump** 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 February 12, 2010, 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.

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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.

12/18, 23 & 31



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