

Adams County Legal Journal

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IN THIS ISSUE

MUNDIE VS. CHRIST UNITED CHURCH OF CHRIST

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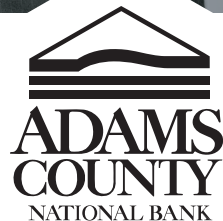
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SHERIFF'S SALE

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

MUNDIE VS. CHRIST UNITED CHURCH OF CHRIST

1. It has long been settled that the First Amendment to the United States Constitution prohibits courts from exercising subject matter jurisdiction in cases where the courts' involvement would encroach on matters of ecclesiastical law.

2. This preclusion, which extends beyond issues of faith and doctrine to all questions of ecclesiastical rule, custom or law, applies with equal force to church disputes over church polity and church administration.

3. Although a church, in its collective capacity, must be free to express religious beliefs, profess matters of faith, and communicate its religious message, not all disputes among members of a congregation are doctrinal. Some disputes are purely questions of civil law and are not predicated on any religious doctrine.

4. In attempting to balance the delicate issue of whether a dispute is ecclesiastical in nature or a question of civil law not predicated on religious doctrine, courts have adopted a "neutral principles approach." This approach recognizes that there are neutral principles of law, developed for use in all contractual disputes, which can be applied without "establishing" churches.

5. The rule recognizes that if the civil rights of property or contract implicate ecclesiastical questions, a civil court must try the civil right and no more, under "neutral principles of law" and, in doing so, must afford ecclesiastical decisions proper deference by accepting them as binding in the civil case.

6. One area where First Amendment concerns clearly trump the interests of civil courts to decide non-doctrinal disputes is the area of church leadership. It has long been settled that the church, as an institution, must retain the corollary right to select its voice.

7. This deference to the church in selecting its leadership is known as the "ministerial exception" and prohibits civil courts from exercising subject matter jurisdiction in cases where the courts' involvement would encroach on decisions made by religious institutions concerning employment of ministers.

8. It is a well-settled principle of contract law that a material breach by one party to a contract entitles the non-breaching party to suspend performance. Whether a breach is so substantial as to justify an injured party's disregarding the whole transaction is a question of degree and must be answered by weighing the consequences and the actual custom of men in the performance of contracts similar to the one that is involved in the specific case.

9. Although it is true that the civil courts may exercise jurisdiction in matters involving church contractual disputes, those cases have been extremely limited and have never been extended to matters involving a church's relationship with the minister.

10. Courts analyzing this issue have consistently applied a "ministerial function" test. That test provides that the "ministerial exception" applies if primary duties include teaching, spreading the faith, church government, supervision of religious order, or supervision of participation of religious ritual and worship.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 08-S-1251, REVEREND MELVIN S. MUNDIE VS.
CHRIST UNITED CHURCH OF CHRIST.

Arthur J. Rinaldi, Esq., and Edward G. Puhl, Esq., for Plaintiff
Douglas H. Gent, Esq., for Defendant
George, J., March 3, 2009

OPINION

The Plaintiff, Reverend Melvin S. Mundie (“Reverend Mundie”), was hired as pastor by Christ United Church of Christ (“Church”) on April 11, 1999. His duties included preaching and leading the worship life of the Church, officiating at church services, establishing and confirming new directions in ministry, and supervising church staff. Reverend Mundie remained as pastor at the Church through his termination on August 28, 2006. Prior to that date, Reverend Mundie and the Church entered into a written “Employment Agreement” which set forth the terms of employment including the extension of his “call” as pastor to the Church through June 30, 2007. The Employment Agreement set forth the amount of wages and benefits payable to Reverend Mundie and included a provision that Reverend Mundie would “continue to assist the consistory in a comprehensive study over the period of the Agreement that is designed to help the congregation regain its identity within the United Church of Christ...”

On August 28, 2008, Reverend Mundie instituted suit against the Church setting forth causes of action for breach of contract and bad faith. The Complaint was met by a Motion to Dismiss filed by the Church wherein the Church claims this Court lacks subject matter jurisdiction. Specifically, the Church argues that this Court lacks jurisdiction under the Free Exercise Clause of the First Amendment of the United States Constitution as the subject matter of this dispute is ecclesiastical in nature.

It has long been settled that the First Amendment to the United States Constitution prohibits courts from exercising subject matter jurisdiction in cases where the courts’ involvement would encroach on matters of ecclesiastical law, doctrine, custom, policy, or practice. *Serbian Eastern Orthodox Diocese v. Milivojevich*, 426 U.S. 696, 713-14 (1976). In such instances, civil courts are precluded from deciding the ecclesiastical question and must defer instead to the ecclesiastical authorities. *Id.* This preclusion, which extends beyond issues of faith and doctrine to all questions of ecclesiastical rule, custom or law, “applies with equal force to church disputes over church polity and church administration.” *Id.* 426 U.S. at 710. Questions of internal compliance with the ecclesiastical law which require ascertaining the meaning of religious doctrine are the sole province of ecclesiastical authorities and are not within the cognizance of civil

courts. *Scharon v. St. Luke's Episcopal Presbyterian Hosp.*, 929 F.2d 360, 363 (8th Cir. 1991).

Although a church, in its collective capacity, must be free to express religious beliefs, profess matters of faith, and communicate its religious message, not all disputes among members of a congregation are doctrinal. Some disputes are purely questions of civil law and are not predicated on any religious doctrine. For instance, in *Jones v. Wolf*, 443 U.S. 595 (1979), the Supreme Court specified that courts may resolve contracts governing “the manner in which churches own property, hire employees, or purchase goods.” *Id.* 443 U.S. at 606. These disputes are purely questions of civil law.

In attempting to balance the delicate issue of whether a dispute is ecclesiastical in nature or a question of civil law not predicated on religious doctrine, courts have adopted a “neutral principles approach.” This approach recognizes that there are neutral principles of law, developed for use in all contractual disputes, which can be applied without “establishing” churches. *Presbyterian Church in the United States v. Mary Elizabeth Blue Hull Mem’l. Presbyterian Church*, 393 U.S. 440, 449 (1969). The primary advantages of the neutral principle approach are that it is completely secular in operation, and yet flexible enough to accommodate all forms of religious organization and polity. *Jones v. Wolf*, *supra*, U.S. at 603. The method relies exclusively on objective, well-established concepts of contract, trust, and property law familiar to lawyers and judges. It thereby promises to free civil courts completely from entanglement in the questions of religious doctrine, polity, and practice. *Id.* The rule recognizes that if the civil rights of property or contract implicate ecclesiastical questions, a civil court must try “the civil right and no more” under “neutral principles of law” and, in doing so, must afford ecclesiastical decisions proper deference by accepting them as binding in the civil case. *Gundlach v. Swain*, ___ F. Supp. ___, Civil Action No. 95-CV-5401 (E.D. Pa. January 24, 1996), quoting *Jones v. Wolf*, 443 U.S. 595, 602 (1979).

Although the principles of deference and neutrality compete in certain circumstances, one area where First Amendment concerns clearly trump the interests of civil courts to decide non-doctrinal disputes is the area of church leadership. It has long been settled that the church, as an institution, must retain the corollary right to select

its voice. The United States Third Circuit Court of Appeals discusses this inherent right as follows:

A minister is not merely an employee of the church; she is the embodiment of its message. A minister serves as the church's public representative, its ambassador, and its voice to the faithful. Accordingly, a process of selecting a minister is per se a religious exercise. As the Fifth Circuit explained: "The relationship between an organized church and its ministers is its life blood. The minister is chief instrument by which the church seeks to fulfill its purpose." *McClure*, 460 F.2d at 558-59. "Matters touching this relationship must necessarily be recognized as of prime ecclesiastical concern." *Id.* at 559. Consequently, any restriction on the church's right to choose who will carry its spiritual message necessarily infringes upon its free exercise right to profess its beliefs.

Petruska v. Gannon Univ., 462 F.3d 294, 306-07 (3rd Cir. 2006).

This deference to the church in selecting its leadership is known as the "ministerial exception" and prohibits civil courts from exercising subject matter jurisdiction in cases where the courts' involvement would encroach on decisions made by religious institutions concerning employment of ministers. *Cooper v. Church of St. Benedict*, 954 A.2d 1216, 1219 (Pa.Super. 2008), citing *Fraser v. The Salvation Army*, ___ F. Supp. ___, Civil Action No. 97-6169 (E.D. Pa. January 15, 1998). This exception precludes courts from considering claims involving the employment relationship between a religious institution and its ministerial employees based upon the institution's constitutional right to be free from judicial interference in the selection of its leaders. *Id.* citing *Hollins v. Methodist Health Care, Inc.*, 474 F.3d 223, 225 (6th Cir. 2007).

Reverend Mundie claims that although the current dispute involves issues related to the employment of the Church's minister, resolution of the dispute can be reached based upon "neutral principles" of law without implicating religious doctrine. He claims that the issue is simply one of civil contractual law. I find his argument unpersuasive as the dispute ultimately turns upon Reverend Mundie's leadership of the church and fits squarely within the "ministerial exception."

Reverend Mundie's primary claim is a claim for breach of contract. Such a claim exists where it can be shown that there was a contract, a breach of a duty imposed by that contract, and damages that resulted from the breach. *Koken v. Steinberg*, 825 A.2d 723, 729 (Pa.Cmwlth. 2003). The basic elements of a contract consist of an offer, acceptance, and consideration. *Hatbob v. Brown*, 575 A.2d 607, 613 (Pa.Super. 1990). As the heart of any contract is the *quid pro quo* negotiated between the parties, it is a well-settled principle of contract law that a material breach by one party to a contract entitles the non-breaching party to suspend performance. *Widmer Eng'g, Inc. v. Dufalla*, 837 A.2d 459, 467 (Pa.Super. 2003). Whether a breach is so substantial as to justify an injured party's disregarding the whole transaction is a question of degree and must be answered by weighing the consequences and "the actual custom of men in the performance of contracts similar to the one that is involved in the specific case." *Gray v. Gray*, 671 A.2d 1166, 1172 (Pa.Super. 1996). It is the application of this hornbook law to the current circumstances which causes me to conclude that this Court's consideration of this litigation would improperly plunge the Court "into a maelstrom of Church policy, administration, and governance." *Rayburn v. Gen. Conference of Seventh-Day Adventists*, 772 F.2d 1164, 1171 (4th Cir. 1985), cert. denied, 478 U.S. 1020, (1986).

Reverend Mundie currently claims breach of an employment contract with the Church. That contract, by its specific terms, involves considerations that relate to church polity and church administration as the contract requires Reverend Mundie to assist the consistory with the goal of regaining "its identity within the United Church of Christ." Thus, the Employment Agreement has, at its fundamental level, the goal of Reverend Mundie acting as the chief instrument of the Church as it seeks to fulfill its purpose.

Additionally, the Agreement contemplates the extension of Reverend Mundie's "call" for two years. Although this concept of "call" is not specifically defined in the Agreement, the law implies that an agreement between parties to do and perform services requires that those services be performed according to reason and justice in order to carry out the purpose for which the contract was made. *Murphy v. Duquesne Univ. of the Holy Ghost*, 777 A.2d 418, 429 (Pa. 2001). The Reverend Mundie acknowledges as much in his

Complaint wherein he recognizes that his position of pastoral leadership includes not only leading the worship life of the Church but also in establishing and confirming new directions in ministry. Plaintiff's Complaint, paragraph 6. Since the Church has placed Reverend Mundie's performance at issue by claiming deficiencies in his role as minister, resolution of this litigation requires inquiry into matters touching upon his relationship with the Church which, by necessity, involve church polity, doctrine, and administration. It is specifically this area of inquiry which the "ministerial exception" shields civil courts from piercing.¹

Importantly, even should I determine under the "neutral principles approach" that the current dispute is purely one of civil law, the result ultimately remains unchanged. As previously noted, when the civil rights of a contract implicate ecclesiastical questions, the civil court must try the civil rights with proper deference to accepting ecclesiastical decisions as binding. *Jones v. Wolf, supra*. Thus, in resolving the contract claim, I must accept the Church's claim that Reverend Mundie's removal as church leader was justified. This finding predetermines the litigation as Reverend Mundie's breach, as found by the Church, precludes a civil contractual claim brought by him. *Widmer Eng'g, Inc., supra*. The First Amendment simply does not permit this Court any inquiry into the Church's assessment of the Reverend Mundie's suitability for pastorship even if the inquiry be for the purpose of showing it to be protectoral. *Catholic High Sch. Assn. of Archdiocese v. Culvert*, 753 F.2d 1161, 1168 (2d Cir. 1985).

Although it is true that the civil courts may exercise jurisdiction in matters involving church contractual disputes, those cases have been extremely limited and have never been extended to matters involving a church's relationship with its minister. Reverend Mundie's cite to *Petruska, supra*, as support for his claim that this Court may hear his contractual dispute with the Church is misapplied. In *Petruska*, the Third Circuit adopted the ministerial exception and affirmed the district court's dismissal of several claims filed against Gannon University by its chaplain. The court, however, reversed the district

¹The extent to which resolution of this litigation will involve examination of the Church's doctrine and practice cannot be in dispute as several pages of the Reverend Mundie's Complaint cite Church by-laws. Additionally, the Reverend Mundie's Brief in opposition to the current motion attaches the Church's by-laws as an exhibit and extensively cites those by-laws in his Brief and argument.

court's dismissal of a breach of contract claim wherein *Petruska* alleged that she was entitled to serve on the president's staff and lead the chaplain's division. Her claim was based upon an alleged change of responsibilities in her contract with the university. The Third Circuit remanded the contract claim to the district court for further consideration.

Importantly, in *Petruska*, the issues involved in the breach of contract did not relate to the ministerial duties of *Petruska* as leader of the church. This distinction is critical as courts analyzing this issue have consistently applied a "ministerial function" test. That test provides that the "ministerial exception" applies "if primary duties include teaching, spreading the faith, church government, supervision of religious order, or supervision of participation of religious ritual and worship." *Petruska v. Gannon Univ.*, *supra*, F.3d at 304. Thus, unlike *Petruska*, there currently is no dispute that Reverend Mundie's relationship with the Church strikes at the heart of the Church's internal discipline, faith, and organization. In that regard, the factual pattern of this case is much more consistent with the Sixth Circuit's decision in *Hutchison v. Thomas*, 789 F.2d 392, 396 (6th Cir. 1986) wherein the court affirmed the district court's dismissal of a breach of contract claim by a minister against his church on the basis that the civil court lacked subject matter jurisdiction.

It is beyond cavil that First Amendment values are plainly jeopardized when civil courts undertake to resolve controversies over religious doctrine and practice. The relationship between an organized church and its ministers is fundamentally intertwined with the church's doctrine and practice. Any restriction on the church's right to choose who will carry its spiritual message necessarily infringes upon its free exercise right to profess its beliefs. Invading this sacred relationship under the guise of contract law improperly interjects the court into questions of religious doctrine, polity, practice, and administration. It is precisely such conduct which is prohibited by the First Amendment of the United States Constitution.

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 3rd day of March, 2009, the Defendant's Motion to Dismiss is granted as this Court lacks subject matter jurisdiction.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1089 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, situate, lying, and being in Oxford Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point at Heritage Court and Lot No. 46; thence along Lot No. 46, North forty-eight (48) degrees thirty-four (34) minutes twelve (12) seconds East, one hundred forty-five and thirty-eight hundredths (145.38) feet to a point at Lot No. 49; thence along Lot No. 49 and Lot No. 48, South forty-one (41) degrees twenty-five (25) minutes forty-eight (48) seconds East, one hundred twenty-five (125.00) feet to a point at Heritage Court; thence along Heritage Court, South forty-eight (48) degrees thirty-four (34) minutes twelve (12) seconds West, twenty and thirty-eight hundredths (20.38) feet to a point; thence continuing along the same by a curve to the right whose radius is one hundred twenty-five (125.00) feet and whose chord bearing is North eighty-six (86) degrees twenty-five (25) minutes forty-eight (48) seconds West, one hundred seventy-six and seventy-eight hundredths (176.78) feet for an arc distance of one hundred ninety-six and thirty-five hundredths (196.35) feet to the point and place of BEGINNING.

And identified as Lot No. 47 on a plan of lots entitled Heritage Estates, recorded in the Office of the Recorders of Deeds of Adams County, Pennsylvania, in Plan Book 63, page 25.

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

BEING the same premises which Mary Lee Kuhn and John H. Kuhn, her husband, by Deed dated 03/30/1994 and recorded 03/31/1994 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Record Book 866-280, granted and conveyed unto Joseph W. Drago and Stephanie A. Drago, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Brian C. Groft, by Deed from Joseph W. Drago and Stephanie A. Drago, h/w, dated 07/23/2004, recorded 08/03/2004 in Book 3658, Page 202.

Tax Parcel: (35) 002-0078-000

Premises Being: 37 Heritage Court, New Oxford, PA 17350

SEIZED and taken into execution as the property of **Brian C. Groft** 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.

11/25, 12/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-949 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 tracts of land situate in New Oxford Borough, County of Adams, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a pipe on the building line on Lincoln Way West at land now or formerly of Henry Slaybaugh; thence by said Slaybaugh land, South 20 degrees 12 minutes East, 170 feet to a pipe on the North side of a 20 feet wide alley; thence by said alley, North 69 degrees 48 minutes East, 25 feet to a pipe at land now or formerly of John Myers; thence by said Myers land, North 20 degrees 12 minutes West, 170 feet to a point on the building line at Lincoln Way West, aforesaid; thence by said street, South 69 degrees 48 minutes West, 25 feet to a pipe, the place of BEGINNING.

The above description being taken from a draft of survey prepared by J. R. Fleming, R.E., April 11, 1950, for the use of Mary J. Spangler.

TRACT NO. 2:

BEGINNING at an iron pipe on the building line of Lincoln Way West at land now or formerly of Anna Laura Slaybaugh; thence by said land South 20 degrees 12 minutes East, 170 feet to an iron pipe on the North side of a 20 foot

alley; thence by said alley, North 69 degrees 48 minutes East, 1 foot to an iron pipe at other lands now or formerly of Henry and James Stock; thence by said last mentioned land, North 20 degrees 12 minutes West, 170 feet to an iron pipe on the building line at Lincoln Way West aforesaid; thence by said street, South 69 degrees 49 minutes West, 1 foot to an iron pipe, the place of BEGINNING.

BEING the same premises which Joseph M. Adams, single, and Shannon L. Becker, single, by Deed dated June 22, 2005 and recorded in the Recorder of Deeds of Adams County on June 27, 2005, in Deed Book Volume 4020, Page 261, granted and conveyed unto Joseph M. Adams, single, and Shannon L. Becker, single, as joint tenants with the right of survivorship and not as tenants in common.

SEIZED and taken into execution as the property of **Joseph M. Adams & Shannon L. Becker a/k/a Shannon Becker** 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.

11/25, 12/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1126 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, situate, lying and being in Conewago Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to-wit:

BEGINNING at a point on the northern right-of-way line of Sycamore Lane at corner of Lot No. 154 on the subdivision plan hereinafter referred to; thence along the northern right-of-way line of Sycamore Lane, North fifty-nine (59) degrees thirty-six (36) minutes ten (10) seconds West, sixty-five (65) feet to a point at Lot No. 156 on the subdivision plan hereafter referred to; thence along Lot No. 156: North thirty (30) degrees twenty-three (23) minutes fifty (50) seconds East, One hundred sixteen (116) feet to a point at Lot No. 147, on the subdivision plan hereafter referred to; thence along Lot No. 147, South fifty-nine (59) degrees thirty-six (36) minutes, Ten (10) seconds West, sixty-five (65) feet to a point at Lot No. 154 on the subdivision plan hereinafter referred to; thence along Lot No. 154, South thirty (30) degrees Twenty-three (23) minutes fifty (50) seconds West, one hundred sixteen (116) feet to a point on the northern right-of-way line of Sycamore Lane, the point and place of BEGINNING. CONTAINING 7,540 square feet and being Lot No. 155 on plan prepared for Diller's Village, Phase Two, by Donald F. Morley, Registered Surveyor, dated April 29, 1987, designated as File No. G-93, which said subdivision plans is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plan 47, page 22.

Parcel# 08-009-0268-000

Property address: 65 Sycamore Lane, Hanover, PA 17331

BEING the same premises which Laura Deardorff by deed recorded 03/13/07 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4769 Page 38, granted and conveyed unto Laura Deardorff and James Buckley.

SEIZED and taken into execution as the property of **James Buckley & Laura 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.

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11/25, 12/4 & 11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-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 in Huntington Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an existing cotton gin spindle in the centerline of Upper Bermudian Road (S.R. 1016) and at corner of lands now or formerly of Raymond Bream and Nancy S. Bream; thence along the centerline of Upper Bermudian Road (S.R. 1016), South 30 degrees 19 minutes 25 seconds East, 160.00 feet to a magnetic nail set in the centerline of Upper Bermudian Road (S.R. 1016) at a line of land of Harry E. Hoffman and Harriet G. Hoffman; thence along said Hoffman land and through a 5/8" rebar set back 25 feet from the beginning of this course, South 68 degrees 50 minutes 10 seconds West, 200.00 feet a 5/8" rebar set; thence by the same and through an existing frame shed, North 30 degrees 19 minutes 25 seconds West, 160.00 feet to an existing 5/8" rebar set; thence by said Bream land and through a 5/8" rebar set 25 feet back from the end of this course North 68 degrees 50 minutes 10 seconds East, 200.00 feet to an existing cotton gin spindle in the centerline of Upper Bermudian Road (S.R. 1016), the place of BEGINNING, CONTAINING 31,592 square feet, more or less.

TAX PARCEL #: 22-G-4-87

PROPERTY ADDRESS: 785 Upper Bermudian Road, Gardners, PA 17324

BEING the same premises which Mary Bobo by Deed dated 07/16/06 and recorded 07/20/06 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4500 Page 235, granted and conveyed unto Russell and Mary Deshong, husband and wife.

SEIZED and taken into execution as the property of **Russell E. Deshong, Sr. & Mary L. Deshong** 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.

11/25, 12/4 & 11

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Pennsylvania's "Fictitious Names Act", 54 Pa. C.S.A. §§301 et seq., of the filing of an Application for Registration of Fictitious Name under the said Act. The fictitious name is ATM 4 SALE. The address of the principal office or place of business to be carried on under or through the fictitious name is 1112 The Spangler Road, New Oxford, PA 17350. The name and address of the party to the registration is Blue Rock, LLC of 1112 The Spangler Road, New Oxford, PA 17350. An application for registration under the Fictitious Names Act of the said fictitious name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on November ____, 2009.

Thomas R. Nell
340 Neli Road
East Berlin, PA 17316
Attorney for Applicant

12/11

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1278 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 three tracts of land situate in Tyrone Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

Tract No. 1: BEGINNING at a stone at a Public Alley and in the center of a public road or a forty-five (45) foot street; thence along and in the center of said road or street, Northeast fifty (50) feet to a stone in the center of said road or street; thence Southeast along lands now or formerly of Henry J. Gardner and wife, one hundred and seventy-six and one-half (176-1/2) feet to a stone at a fourteen foot alley; thence along said alley, Southwest fifty (50) feet to a stone at a twelve foot public alley; thence along said alley, Northwest one hundred and seventy-six and one-half (176-1/2) feet to the place of BEGINNING.

CONTAINING thirty-two (32) perches and four hundred and fifty-two (452) square feet, more or less.

Tract No. 2: BEGINNING at a stone at lands now or formerly of Henry J. Gardner and wife and in the center of the public road leading to Bendersville; thence along the center of the road to Idaville, one hundred (100) feet to a stone; thence Southeast along lands now or formerly of Henry J. Gardner and wife, one hundred and seventy-six and one-half (176-1/2) feet to a post at public alley; thence along said alley, Southwest one hundred (100) feet to a post at lands now or formerly of said Henry J. Gardner and wife; thence along lands of same, one hundred and seventy-six and one-half (176-1/2) feet to the place of BEGINNING. CONTAINING sixty-four (64) perches and nine hundred and four (904) square feet.

Tract No. 3: BEGINNING at a point at the Southeast corner of the intersection of the Bendersville road with a public highway leading to Gardners Station, said point being North sixty-three and one-half (63-1/2) degrees East, twenty-eight (28) feet from a stone at the Southwest corner of said intersection; thence with said Bendersville road, North sixty-three and one-half (63-1/2) degrees East, sixty (60) feet to a point; thence with lands now or formerly of Edward Hoffman, South twenty-six and one-fourth (26-1/4) degrees East, one hundred and sixty (160) feet to a fourteen

foot public alley; thence South sixty-three and one-half (63-1/2) degrees West, fifty-seven (57) feet to a stake; thence by public road, North twenty-six and three-fourth (26-3/4) degrees West, one hundred sixty (160) feet to the place of BEGINNING. CONTAINING nine thousand three hundred sixty (9,360) square feet, neat measure.

Tracts Nos. 1 and 2 being the same two tracts of land which Ada L. Kreider, unmarried, by her deed dated July 1, 1927, recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 113 at page 517, sold and conveyed unto I. Edgar Hoffman and Cora E. Hoffman, husband and wife.

Tract No. 3 being the same which Mary Alice Gardner, et al, being five of the heirs-at-law of Henry J. Gardner, deceased, by their deed dated March 29, 1934, recorded in the Office aforesaid in Deed Book 136 at page 113, sold and conveyed unto Edward Hoffman, he being the same person as I. Edgar Hoffman, and Cora E. Hoffman, husband and wife. And the said I. Edgar Hoffman, being the same person as Edward Hoffman, having died on April 7, 1951, the entire right title and interest in the above three tracts of land became vested in Cora E. Hoffman, she being the party of the first part, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Clair R. Hikes and Louise W. Hikes, h/w, as tenants of an estate by the entireties, by Deed from Cora E. Hoffman, widow, dated 04/15/1953, recorded 04/16/1953 in Book 202, Page 189.

Tax Parcel: 40,G04-70

Premises Being: 455 Gardners Station Road, Gardners, PA 17324-9781

SEIZED and taken into execution as the property of **Clair R. 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 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.

11/25, 12/4 & 11

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

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1062 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 of land situate in Reading Township, Adams County, Pennsylvania, being more particularly described as Lot No. 917 on a plan of lots of Lake Meade Subdivision duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County in Misc. Docket 1, Page 6.

Being Known As: 2 Stuart Drive, East Berlin, PA 17316.

TITLE TO SAID PREMISES IS VESTED IN Heather M. Stamm and Jason Stamm aka Jason L. Stamm by deed from David A. Duda, single man and Debra L. Duda, single woman, dated September 21, 1998 and recorded October 6, 1998 in Deed Book 1675, Page 133.

TAX I.D. #: 37-009-0139-000

SEIZED and taken into execution as the property of **Heather M. Stamm & Jason Stamm a/k/a Jason L. Stamm** 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.

11/25, 12/4 & 11

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 VESTED 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 VESTED 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 Chamita, 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 Chamita, 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

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Department of State of Commonwealth of Pennsylvania on or about October 26, 2009, pursuant to the Fictitious Name Act, setting forth that Elaine C. Henderson and Wendy S. Allen are the only persons interested in a business known as LINCOLN INTO ART and that the principal place of business is 329 Baltimore Street, Gettysburg, PA 17325.

Gary E. Hartman, Esq.
Hartman & Yannetti
Solicitors

12/11

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

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S.A. §311, that an Application to conduct business in Pennsylvania under the assumed or fictitious name, style or designation of SUNSHINE PROJECT II was filed with the Department of State, Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania. The business is located at 10920 Moxley Road, Damascus, MD 20872. The names and addresses of the persons who are parties to the registration are: Sunshine Project I, 1800 Waynesboro Pike, Fairfield, PA.

Robert L. McQuaide
Solicitor
Suite 204
18 Carlisle Street
Gettysburg, PA 17325

12/11

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 24, 2009, for the purpose of incorporating a non-profit, non-stock corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is: MISTY RIDGE HOMEOWNERS ASSOCIATION. Its purpose is management of a homeowners association and all other lawful business for which corporations may be incorporated under the provisions of this Act.

Andrew J. Miller, Esq.
Miller, Poole & Lord, LLP

12/11

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: 362 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

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL
NO. 09-S-1552

In Re: Adams County Tax Claim Bureau
Tax Sale No. 269

NOTICE OF PRIVATE SALE
PURSUANT TO 72 P.S. 5860.613

NOTICE IS HEREBY GIVEN that the Adams County Tax Claim Bureau filed a Motion to sell property owned by Harry Crum and Martin Crum located in Menallen Township, Adams County, Pennsylvania, pursuant to 72 P.S. 5860.613 at a private sale to Annette Arigo in the amount of \$5,349.16. The subject property is identified as Adams County Tax Map E7 at parcel 15.

The sale will be conducted at the Office of the Adams County Tax Claim Bureau on the 8th day of February, 2010, at 10:00 o'clock AM., the price being \$5,349.16 in the form of U.S. currency to be paid by Annette Arigo, the proposed purchaser, and that the subject property will be sold free and clear of all tax claims and tax judgments.

Pursuant to 72 P.S. 5860.613, the corporate authorities of any taxing district having any tax claims or tax judgments against the subject property which is to be sold, the owner(s), any interested party(ies) or any person(s) interested in purchasing the subject property may, if not satisfied that the above-referenced sale price approved by the Adams County Tax Claim Bureau is sufficient, shall, within 45 days after notice of the proposed sale, petition the Court of Common Pleas of Adams County to disapprove said sale. If no Petitions are filed requesting disapproval of the sale on the terms and conditions set forth herein, upon Motion by the Adams County Tax Claim Bureau, the private sale as above-defined, shall be confirmed absolute.

/s/Danielle Asper - Director
Adams County Tax Claim Bureau
117 Baltimore Street
Gettysburg, PA 17325
(717) 337-9831

11/25 & 12/11

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 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-I21

Property Address: 385C Church Road, Orrtanna, 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

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania on November 16, 2009 for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation organized under the Pennsylvania Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented, is: **IRONSTONE LAWN & GARDEN, INC.**, 3916 Oxford Road, Gettysburg, PA 17325.

Duane P. Stone, Esq.
P.O. Box 696
Dillsburg, PA 17019

12/11

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 any-wise 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

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 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

SECOND 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

THIRD PUBLICATION

ESTATE OF LEONA J. DEAL a/k/a LEONA JEAN DEAL, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Dorothy J. Shaffer, 145 Cold Springs Road, Gettysburg, PA 17325

ESTATE OF THELMA JANE JOHNSON, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Administrator: David A. Johnson, II, 854 Old Forge Road, New Cumberland, PA 17070

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

ESTATE OF LAWRENCE E. McGLAUGHLIN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Dolores Juene McGlaughlin, c/o Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

Attorney: Thomas L. McGlaughlin, Esq., CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

ESTATE OF BEVERLEY B. PEREGOY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Leslie Rae Chappell, 7138 Atlanta Circle, Seaford, DE 19973

Attorney: Amy E. W. Ehrhart, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF JAMES A. PIERCE, JR., DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Paula J. Pierce, 407 Nittany Lane, Abbottstown, PA 17301

Attorney: Stephen J. Barcavage, Esq., Owens Barcavage & McInroy, LLC, 2000 Linglestown Road, Suite 303, Harrisburg, PA 17110

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

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