

Adams County **Legal Journal**

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*Christine Settle
Trust Officer*



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NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, August 5, 2011 at 8:30 a.m.

BREAM—Orphan's Court Action Number OC-65-2011. The First and Final Account of William G. Bream and Daniel M. Bream, Co-Executors of the Estate of Douglas C. Bream, deceased, late of Mt. Joy Township, Adams County, Pennsylvania.

HARRIS—Orphan's Court Action Number OC-69-2011. The First and Final Account of Linda H. Moyer, Executrix of Mary H. Harris a/k/a Mary Hoover Harris a/k/a Mary E. Harris, deceased, late of Oxford Township.

PHILLIPS, SR.—Orphan's Court Action Number OC-71-2011. The First and Final Account of Glenn W. Phillips, Jr., of Glenn W. Phillips, Sr. a/k/a Glenn Walter Phillips, Sr., deceased, late of Conewago Township, Adams County, Pennsylvania.

EBERLY—Orphan's Court Action Number OC-73-2011. The First and Final Account of Manufacturers and Traders Trust Company, a/k/a M&T Bank, Successor to Dauphin Deposit Bank and Trust Company, Trustee of the Stanley G. Eberly Trust under Agreement dated May 23, 1995, together with the Annexed First and Final Account of Manufacturers and Traders Trust Company, Successor to Dauphin Deposit Bank and Trust Company, Executor of the Estate of Stanley G. Eberly, deceased, late of Oxford Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA NO. 2011-S-1045

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that the Petitioner, James Michael Martin filed on July 7, 2011, a petition praying for a decree to change his name to James Michael Diodato. The Court has fixed September 9, 2011 at 8:30 AM in Courtroom #4, third floor Adams County Courthouse, Gettysburg, Pennsylvania for hearing. All persons interested may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

By: /s/ Archie V. Diveglia, Esq.
Attorney I.D. # 17140
Diveglia & Kaylor, P.C.
Two Lincoln Way West
New Oxford, PA 17350
717-624-2500
Attorney for Petitioner

7/29

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on June 26, 2011 for the purpose of obtaining a Certificate of Incorporation of a business Corporation organized under the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177.

The name of the corporation is STUFFLE CONSTRUCTION, INC. The purpose for which the corporation has been organized is: The corporation shall have unlimited power to engage in and do any law act concerning any or all lawful business for which corporations may be organized under the Pennsylvania Business Corporation Law.

Stuffle Construction, Inc.
545 Hoffman Home Rd.
Gettysburg, PA 17325

7/29

RUDISILL VS. SEELEY ET AL

1. A motion for summary judgment is based on an evidentiary record that entitles the moving party to judgment as a matter of law.

2. The burden of demonstrating the lack of any genuine issue of material fact falls upon the moving party and, in ruling on that motion, the court must consider the record in the light most favorable to the opposing party.

3. Agency cannot be assumed from the mere fact that one does an act for another. The party asserting the existence of an agency relationship bears the burden of proving it by a fair preponderance of the evidence.

4. Apparent authority exists where a principal, by words or conduct, leads people with whom the alleged agent deals to believe that the principal has granted the agent the authority he or she purports to exercise.

5. In determining the apparent authority of an agent, the court must look to the actions of the principal, not those of the agent. An agent cannot, simply by his own words, invest himself with apparent authority.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 09-S-200, BARBARA RUDISILL VS. JOANNE SEELEY,
RONALD BARNHART, KATHLEEN (PETERS) RIORDON AND
DAWN & ASSOCIATES REALTY

Jeffery M. Cook, Esq., for Plaintiff

John Baranski, Esq., for Defendant Ronald Barnhart

George, J., March 3, 2011

OPINION

The Plaintiff, Barbara Rudisill (“Rudisill”), was the record owner of the tract of real estate located in Menallen Township at 431 Fairground Road, Biglerville, Adams County, Pennsylvania. In 2004, Rudisill fell behind on her mortgage payments to the lending institution which had financed Rudisill’s purchase of the property. Foreclosure proceedings were initiated in October 2004, which ultimately resulted in the scheduling of a Sheriff’s sale of the property. Shortly prior to the scheduled Sheriff’s sale, Rudisill claims to have been approached by Joanne Seeley (“Seeley”) and Kathleen Peters (“Peters”) with a proposal to “protect her credit rating” while saving her interest in the realty. According to the Complaint, Seeley and Peters represented that they could arrange the sale of the house to a third party who in turn would pay off the mortgage. Rudisill alleges that they identified the third party as Ronald Barnhart (“Barnhart”) and explained that Barnhart had “very good credit and had financed other similar projects.” Rudisill claims that in reliance upon these representations, she conveyed her property to Barnhart on November 9, 2005 with the understanding that

Barnhart would make payments on a new mortgage he obtained which financed his purchase of the property. In turn, Rudisill believed that she would continue to occupy the property until she purchased it back from Barnhart. Rudisill does not remember any direct conversations with Barnhart other than meeting him at the time of settlement which was held at a law office in Hanover, Pennsylvania. At the time of settlement, Rudisill signed a lease wherein she rented possession of the property from Barnhart for an amount roughly equal to Barnhart's monthly mortgage payment.

Rudisill claims to have been regular and timely in making her rent payments to Barnhart. However, in October of 2007, Barnhart defaulted on the mortgage and the property was subjected to Sheriff's sale. Shortly thereafter, Rudisill was evicted from the property by Barnhart's mortgagee through an action in ejectment.

Rudisill initiated litigation on February 13, 2009 against Seeley, Barnhart, Peters, and Seeley's employer, Dawn & Associates Realty. The Complaint alleges a cause of action against all parties for negligent misrepresentation. The Complaint claims that the several Defendants misrepresented Barnhart's credit worthiness and his intent to sell the home back to Rudisill. Barnhart currently moves for summary judgment claiming that the representations causing Rudisill's predicament were made by one other than he. Accordingly, Barnhart concludes that Rudisill cannot establish all elements necessary to support her cause of action against him.

Pennsylvania law governing summary judgment is well established. A court shall enter summary judgment only where there is no genuine issue of any material fact as to a necessary element of the cause of action or defense that could be established by additional discovery. *Fine v. Checcio*, 870 A.2d 850, 857 (Pa. 2005). A motion for summary judgment is based on an evidentiary record that entitles the moving party to judgment as a matter of law. *Swords v. Harleysville Insurance Companies*, 883 A.2d 562, 566 (Pa. 2005). Thus, summary judgment is appropriate only where the pleadings, deposition answers to interrogatories, admissions and affidavits, and other materials demonstrate that there is no genuine issue as to any material fact and that the moving party is entitled to judgment as a matter of law. *Donegal Mutual Ins. Co. v. Fackler*, 835 A.2d 712 (Pa. Super. 2003). The burden of demonstrating the lack of any genuine

issue of material fact falls upon the moving party and, in ruling on the motion, the court must consider the record in the light most favorable to the opposing party. *Id.* at 715. However, where a motion for summary judgment has been supported with depositions, answers to the interrogatories, or affidavits, the non-moving party may not rest on the mere allegations or denials in its pleadings. *Id.* Rather, the non-moving party bears a clear duty to respond to a motion for summary judgment under Rules 1035.2 and 1035.3 of the Pennsylvania Rules of Civil Procedure. *Harber Philadelphia Center City Office Ltd. v. LPCI Ltd. P'ship.*, 764 A.2d 1100, 1104 (Pa. Super. 2000).

The sole count in Rudisill's Complaint is a cause of action for negligent misrepresentation. In order to establish a cause of action for negligent misrepresentation, a plaintiff must provide proof of: (1) a misrepresentation of a material fact; (2) made under circumstances in which the misrepresenter ought to have known of its falsity; (3) with an intent to induce another to act on it; and (4) which results in injury to a party acting in justifiable reliance on the misrepresentation. *Bortz v. Noon*, 729 A.2d 555 (Pa. 1999). Thus, the cornerstone of this cause of action is the misrepresentation by a party of a material fact. Barnhart claims that it is this element which is fatally lacking as the record is void of any misrepresentation made by him.

A meticulous review of the record confirms Barnhart's claim. Despite having an obligation to do so, Rudisill has failed to identify any specific facts showing that there is a genuine issue as to whether Barnhart made any direct representations to her. To the contrary, although Rudisill's deposition testimony references numerous discussions between her and Seeley, she identifies only very limited contact with Barnhart at the settlement table. Curiously, she has not produced any settlement documents which might reveal representations on the part of Barnhart. The closest thing in the record to a direct representation by Barnhart is a reference in an addendum to the sales contract. The addendum recites Barnhart's agreement to convey the subject real estate back to Rudisill within three days of Barnhart acquiring the deed through the execution of a "land sales agreement" with monthly mortgage payments to Barnhart in an amount to be determined.¹ In her deposition testimony, Rudisill interpreted this

¹ Interestingly, Barnhart denies ever signing the addendum although the same appears to contain his signature.

addendum to mean that she could buy the property back from Barnhart at a price equal to the payoff of the mortgage incurred by Barnhart to finance his purchase of the property from Rudisill.

The difficulty in considering this representation as sufficient to create a genuine issue of fact is that the Complaint identifies the material representations upon which the cause of action is founded to be limited to the alleged statements by Seeley and Peters that Barnhart had the financial wherewithal to keep his mortgage with the bank in good standing. The Complaint does not reference, or imply, that Barnhart misrepresented his intention as evidenced by the addendum to the sales agreement. Moreover, Rudisill acknowledged that she did not take any action to purchase the property back within three days. Thus, while the addendum is interesting, there is no allegation in the Complaint, nor any proof in the record, that the statements in the addendum to the sales agreement were indeed a misrepresentation. Interestingly, Rudisill has not pursued a cause of action against Barnhart for breach of the written contract.

Although the record is unable to support a factual dispute as to any direct representations from Barnhart to Rudisill, our inquiry is not ended. Rudisill suggests that the numerous representations made by Seeley are binding on Barnhart as Seeley was acting as an agent on behalf of Barnhart throughout the transaction. If Seeley is indeed Barnhart's agent, it is hornbook law that Barnhart is bound by her statements. *Sands v. Granite Mutual Ins. Co.*, 331 A.2d 711, (Pa. Super. 1974). Therefore, resolution of the current issue requires exploration of the law of agency.

The liability of a principal to third parties for the act of an agent must rest on: (1) express authority, or that which is directly granted; (2) implied authority, to do all that is proper, usual, and necessary to exercise the authority actually granted; (3) apparent authority, as where the principal holds one out as agent by words or conduct; or (4) agency by estoppel. *Apex Financial Corp. v. Decker*, 369 A.2d 483, 485 (Pa. Super. 1976). Agency "cannot be assumed from the mere fact that one does an act for another." *Bross v. Varner*, 48 A.2d 880, 881 (Pa. Super. 1946). The party asserting the existence of an agency relationship bears the burden of proving it by a fair preponderance of the evidence. *B & L Asphalt Industries, Inc. v. Fusco*, 753 A.2d 264, 269 (Pa. Super. 2000).

Instantly, as discussed above, Rudisill is unable to reference any representations by Barnhart let alone one granting Seeley the express authority to bind him in regard to the real estate transaction. Moreover, as implied authority is entirely dependent upon and flows from express authority granted to an agent, proceeding under a theory of implied authority currently lacks any evidentiary support. Similarly, there is no factual support in the record to impute authority to Seeley from Barnhart under a theory of estoppel. Therefore, the viability of Rudisill's cause of action is dependent on the existence of apparent authority.

Apparent authority exists where a principal, by words or conduct, leads people with whom the alleged agent deals to believe that the principal has granted the agent the authority he or she purports to exercise. *Joyner v. Harleysville Ins. Co.*, 574 A.2d 664, 667 (Pa. Super. 1990). The third party is entitled to believe the agent has the authority he purports to exercise only where a person of ordinary prudence, diligence, and discretion would so believe. *Friedman v. Kasser*, 481 A.2d 886 (Pa. Super. 1984). Therefore, in determining the apparent authority of an agent, the court must look to the actions of the principal, not those of the agent. *Bolus v. United Penn Bank*, 525 A.2d 1215, 1222 (Pa. Super. 1987). "An agent cannot, simply by his own words, invest himself with apparent authority. Such authority emanates from the action of the principal and not the agent." *Turnway Corp. v. Soffer*, 336 A.2d 871, 876 (Pa. 1975) quoting *Jennings v. Pittsburgh Mercantile Co.*, 202 A.2d 51, 54 (Pa. 1964). Thus, in resolving this issue, the critical focus is not on Rudisill's beliefs in relation to the transaction but rather on whether Barnhart held Seeley out as having apparent authority to make the representations on his behalf about which she complains.

Excluding Seeley's alleged representations to Rudisill, as I must, there is a paucity of any information in the record to support a finding that Barnhart took any action from which a reasonable person might conclude that Seeley was vested with authority to act on his behalf. To the contrary, the record allows a conclusion that Barnhart is as much of a victim of Seeley's actions as is Rudisill. Undisputed facts establish that Seeley arranged Rudisill's sale of her property to Barnhart in order for Rudisill to avoid foreclosure. It appears that the purchase price arranged by Seeley may have actually exceeded the

fair market value of the property.² Interestingly, the addendum to the sales agreement referenced above indicates that Seeley was acting as an agent for Rudisill rather than Barnhart. At the time of settlement, Rudisill executed a lease agreement for lease of the property from Barnhart. Although Rudisill claims to have been current on her rent, Barnhart claims otherwise. In either case, it is uncontested that Barnhart was unable to maintain the mortgage payments and subsequently lost title to the property through foreclosure thus losing any investment he may have made through its purchase and ultimately harming his credit rating. There is no evidence that Barnhart profited from this transaction.³ Barnhart's Motion for Summary Judgment is appropriate as the record lacks any evidence of any misrepresentation on his part.

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 3rd day of March, 2011, the Defendant, Ronald Barnhart's, Motion for Summary Judgment is granted. The Adams County Prothonotary is directed to enter judgment against the Plaintiff, Barbara Rudisill, and in favor of the Defendant, Ronald Barnhart.

² Deposition testimony reveals that Barnhart purchased the property from Rudisill in January 2006 for \$160,000. At the time of foreclosure in 2007, the house was appraised at \$125,000.

³ The record is silent as to whether anyone financially gained by this transaction. It is speculated, however, that Seeley arranged for the sale of the home from Rudisill to Barnhart at a price close to, or in excess of, market value. Barnhart secured a mortgage for the purchase price which was used to pay off Rudisill's mortgage with the remainder being paid as commission to a straw entity of Seeley's. In effect, it is theorized that any equity which Rudisill had in the home was siphoned to Seeley under the guise of "commission."

LEGAL NOTICE
ADAMS COUNTY TAX CLAIM BUREAU JUDICIAL SALE

Pursuant to Court Orders, the following real property will be offered for sale Friday, September 23, 2011 at 1:00 p.m. E.D.S.T., at the Adams County Courthouse, 117 Baltimore St., 4th floor, Gettysburg, Pennsylvania. The purpose of this sale is to dispose at public sale the following parcels of real estate: (Any parcels in Liberty Township that are contiguous may be offered together as one sale. You may contact the Tax Claim Bureau for more information.)

| OWNERS OR REPUTED OWNERS | TOWNSHIP/ BOROUGH | MAP NO., PARCEL NO., LOT NO. OR PROPERTY DESCRIPTION |
|---------------------------------|----------------------|---|
| Estaban Banda | Abbotstown | 005-0011---000 |
| Melissa & D. Kevin Tester | Berwick | K11-0045AA-000 |
| Michael A. Southerly | Butler | F07-0035---001 |
| Michael Schmalix | Butler | F10-0038---041 |
| Wendell & Deborah Marthers | Cumberland | E11-0047---000 |
| CM Metals Gettysburg Inc. | | |
| Gettysburg Foundry Specialties | Cumberland | E16-0075---000 |
| John C. Coyle | Franklin | A09-0067A---000 |
| Edward & Donna Bigler | Franklin | B08-0047---001 |
| Richard C. & Mary S. Boylan | Liberty | AD0-0049---000 |
| Rodney W. & Janet A. Plank | Liberty | AD0-0059---000 |
| George A. & Patricia A. Hunt | Liberty | AD0-0062---000 |
| Hardy D. & Myrtle J. Wooten | Liberty | AD0-0074---000 |
| Gaylon L. Harding Jr. | Liberty | AD0-0075---000 |
| Patrick Bryan Phillips | Liberty | AD0-0076---000 |
| Raymond D. & Pamela M. Naughton | Liberty | AD0-0079---000 |
| Thaddeus E. & Dolores Tomczak | Liberty | AD0-0083---000 |
| Barbara A. Cooley | Liberty | AD0-0085---000 |
| John A. & Joyce Lynna A. Henke | Liberty | AD0-0086---000 |
| Gaylon L. Harding Jr. | Liberty | AD0-0088---000 |
| Charles T. & Virginia T. Cook | Liberty | AD0-0098---000 |
| Roger H. & Linda A. Garrett | Liberty | AD0-0099---000 |
| Walter F. & Uvee Sollars | Liberty | AD0-0105---000 |
| Estate of Harry Laptok | Liberty | AD0-0113---000 |
| Universal Life Church Inc. | Liberty | AD0-0114---000 |
| Gaylon L. Harding Jr. | Liberty | AD0-0118---000 |
| Rodney W. & Janet A. Plank | Liberty | AD0-0123---000 |
| Jesse S. & Edith W. Weaver | Liberty | AD0-0125---000 |
| Charnita Inc. | Liberty | AD0-9999E---000 |
| Martin Johnson | Liberty | AE0-0010---000 |
| Alice Carlile Stewart | Liberty | AE0-0013---000 |
| John D. & Robie G. Cook | Liberty | AE0-0068---000 |
| Leroy & Edna E. Vollmer | Liberty | AE0-0070---000 |
| James J. Keith | Liberty | AE0-0072---000 |
| Russell L. & Sarah R. Shifflett | Liberty | AE0-0073---000 |
| William H. & Elizabeth Spencer | Liberty | AE0-0074---000 |
| Agnes B. Mizejewski | Liberty | AE0-0097---000 |
| Craig B. Viente | Liberty | AE0-0098---000 |
| Geneva B. Roseborough | Liberty | AE0-0100---000 |
| Gaylon L. Harding Jr. | Liberty | AE0-0105---000 |
| Charnita Inc. | Liberty | D15-0033A---000 |
| Miguel & Beatriz Vasquez | Mt. Pleasant | J11-0052---030 |
| Peggy A. Zartman | Straban | H11-0014---001 |
| Joseph Wendell & Sara Haynes | Carroll Valley | 008-0002---000 |
| K. J. Dante | Carroll Valley | 012-0042---000 |
| Christopher Smallwood | Carroll Valley | 012-0066---000 |
| David Shackley & Joan Taylor | Carroll Valley | 017-0040---000 |
| Edward A. & Jewel E. Dourrich | Carroll Valley | 018-0071---000 |
| Barbara K. Mauss | Carroll Valley | 019-0032---000 |
| Matthews Family Revocable Trust | Carroll Valley | 036-0002---000 |
| Thomas P. Henninger | Carroll Valley | 044-0081---000 |
| Thomas P. Henninger | Carroll Valley | 044-0083---000 |
| Charles H. & Agnes K. Mort | Carroll Valley | 045-0067---000 |
| Anna Kuntz | Carroll Valley | 047-0103---000 |

TERMS OF SALE: CASH IN THE FORM OF CURRENCY OF THE UNITED STATES IF THE PURCHASE PRICE IS \$50.00 OR LESS. For properties selling for more than \$50.00, \$50.00 in the form of currency of the United States and a check or other satisfactory payment of the balance. All properties shall be paid for at the time the property is struck down. The purchaser(s) shall be required to pay, in addition to the bid price, the fees for preparing and recording a deed, and any applicable transfer taxes due (2% of the assessed value).

A purchase verification form must be notarized and submitted. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. § 5860.618, this form verifies that you are not the owner, a partner or shareholder of the owner, or in any of the following relationships with the owner: trust, partnership, limited partnership, corporation or any other business association. These forms will be given to you at the time of purchase.

ADAMS COUNTY TAX CLAIM BUREAU
NOTICE OF PUBLIC UPSET TAX SALE

TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING LIENS, JUDGMENTS OR MUNICIPAL OR OTHER CLAIMS AGAINST SUCH PROPERTIES.

Notice is hereby given by the Tax Claim Bureau in and for the County of Adams under the Act of 1947, P.L. 1368, as amended, that the Bureau will expose at public sale in the Adams County Courthouse, fourth floor, Jury Assembly Room, 117 Baltimore Street, in the Borough of Gettysburg, Pennsylvania at 9:00 a.m. E.D.S.T. on September (23), 2011 or any date to which the sale may be adjourned, re-adjourned or continued, for the purpose of collecting unpaid 2009 and any prior real estate taxes, and all costs thereto, the following described set forth.

The sale of the property may, at the option of the Bureau, be stayed if the owner thereof or any lien creditor of the owner, on or before the date of the sale enters into an agreement with the Bureau to pay the taxes, claims, and all costs in installments in the manner provided by said Act, and the agreement be entered into.

There will be no Redemption Period after the date of the sale, but these taxes and costs can be paid up to the date of the sale, (September (23), 2011).

It is strongly urged that the prospective purchasers have an examination made of the title of any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without guarantee or warranty whatsoever.

The property so struck down will be settled for before the next property is offered for sale. Deeds for the premises will be prepared by the Tax Claim Bureau and recorded. Buyer(s) will be required to pay, in addition to their bid, at the time the property is struck down to them, the basic sum for preparing and recording the deed, and the costs of such realty transfer stamps as required (2% of the assessed value). The Tax Claim Bureau will mail the deeds to the address given by the purchaser.

A property will not be sold if the delinquent taxes and all costs are paid prior to the sale and it is suggested that this be done as soon as possible before the sale, as the earlier this is done, the more saving there will be in the amount of costs etc.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

TERMS OF SALE: In the case of all properties selling for one hundred dollars (\$100.00) or less, cash in the form of currency of the United States must be paid in full at the time the property is struck down. In the case of properties for which more than one hundred dollars (\$100.00) has been bid, the sum of one hundred dollars (\$100.00) cash in the form of currency of the United States must be paid with the balance being paid by a check on a bank or other satisfactory payment when the property is struck down. If the balance of the purchase price is not paid for any reason (for example, if a check is not paid), the one hundred dollars (\$100.00) cash paid shall be forfeited as liquidated damages.

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

IN ACCORDANCE WITH ACT NO 133 P.L. 1368, NO 542, PROSPECTIVE PURCHASERS AT ALL TAX SALES ARE NOW REQUIRED TO CERTIFY TO THE TAX CLAIM BUREAU AS FOLLOWS:

- 1. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING REAL ESTATE TAXES OWED TO TAXING BODIES WITHIN ADAMS COUNTY, AND
- 2. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING MUNICIPAL UTILITY BILLS OWED TO MUNICIPALITIES WITHIN ADAMS COUNTY.

David K James, III
Solicitor, Tax Claim Bureau

Danielle Helwig
Director, Tax Claim Bureau

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|-----------------------------------|-----------------------|-------------------------|
| | ARENDTSTVILLE BOROUGH | |
| Himes, Jack & Judy | 02-006-0046A---000 | \$7,409 |
| Bartles, Pamela A. | 02-006-0060C---000 | \$8,458 |
| | BENDERSVILLE BOROUGH | |
| Balutis, Ronald E. & Diane M. | 03-003-0039---000 | \$599 |
| Balutis, Ronald E. & Diane M. | 03-004-0064---000 | \$15,061 |
| | BERWICK TOWNSHIP | |
| Turner, Gale G. & Florence S. | 04-K10-0086---000 | \$17,265 |
| McMaster, Patrick | 04-K11-0106A---001 | \$3,652 |
| Menchey, Ronald W. | 04-K12-0026---000 | \$10,204 |
| Menchey, Ronald | 04-K12-0026---001 | \$2,800 |
| Silliezar, Giovanni O. & Carol S. | 04-K12-0093---000 | \$5,007 |
| Middle Atlantic Financial | 04-L10-0026---000 | \$213,886 |

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|------------------------------------|----------------------|-------------------------|
| Kinneman Holdings LLC | 04-L10-0029---000 | \$13,156 |
| Kern, Janet | 04-L10-0040---207 | \$3,371 |
| Carey, Jessica | 04-L10-0040---240 | \$1,540 |
| Wolf, Danial | 04-L10-0040---245 | \$420 |
| Cook, Stephanie | 04-L10-0040---314 | \$3,482 |
| Wolf, Jack & Tamera | 04-L10-0040---319 | \$541 |
| Freeman, Randall S. | 04-L10-0040---419 | \$952 |
| Diehl, Gwen | 04-L11-0111---001 | \$253 |
| Frock, Robert L. | 04-L12-0010---000 | \$4,266 |
| Frock, Robert L. | 04-L12-0041A---000 | \$2,938 |
| BIGLERVILLE BOROUGH | | |
| Spertzel, James D. | 05-003-0063---000 | \$29,618 |
| Hartman, James M. | 05-003-0070---000 | \$11,086 |
| Petrosky, David A. & Angela K. | 05-003-0097---000 | \$9,701 |
| BONNEAUVILLE BOROUGH | | |
| Young, Harry J. & Sandra J. | 06-004-0003---000 | \$21,723 |
| Andrew, Ronald K. & Donna J. | 06-005-0037---000 | \$11,195 |
| Smith, Daniel F. & Melody L. | 06-005-0059---000 | \$9,899 |
| Smith, Daniel F. & Melody L. | 06-005-0059B---000 | \$610 |
| Towner, Scott O. & Kimberly R. | 06-007-0011---000 | \$7,427 |
| Rierner, Charles M. & Candee | 06-008-0058---000 | \$21,506 |
| Wright, Shannon & Hope | 06-009-0048B---000 | \$8,677 |
| Wilhelm, Resh & Laird, Megan | 06-009-0138---000 | \$7,765 |
| BUTLER TOWNSHIP | | |
| Scarbrough, Thomas P. | 07-E08-0011---000 | \$6,711 |
| Snyder, Richard & Carol | 07-F07-0073---000 | \$87,451 |
| Snyder, Richard & Carol | 07-F08-0017---000 | \$64,033 |
| Phillips, Charles E. & Barbara | 07-F08-0082---000 | \$7,590 |
| Cervantes, Panuncy | 07-F10-0038---004 | \$1,816 |
| Shriner, Annette T. | 07-F10-0038---016 | \$944 |
| Mayer, John & Judy | 07-F10-0038---059 | \$3,272 |
| Kuhn, Toni L. | 07-F10-0038---081 | \$3,404 |
| Dineley, Denise | 07-F10-0038---082 | \$5,855 |
| Miller, George & Rose | 07-F10-0038---13A | \$1,784 |
| CONEWAGO TOWNSHIP | | |
| McKeever, Bernadette & Kelly Lease | 08-001-0182---000 | \$8,401 |
| Leppo, Denton E. | 08-004-0021---000 | \$10,180 |
| Gemmill, Rosina L. | 08-008-0104---000 | \$5,507 |
| Baer, Lauren C. | 08-008-0110---000 | \$28,016 |
| Jacoby, Eric H. | 08-010-0005---000 | \$9,131 |
| RADCO Partnership | 08-010-0060---000 | \$13,415 |
| Brown, Dennis J. & Gloria M. | 08-031-0124---000 | \$9,342 |
| Bard, Justin V. | 08-031-0139---000 | \$11,194 |
| Mong, Justin & Burkholder, Arlene | 08-L13-0023---000 | \$6,511 |
| CUMBERLAND TOWNSHIP | | |
| Oak Lawn Memorial Gardens Inc. | 09-E12-0079---000 | \$30,062 |
| Sharrah, Sandra | 09-E12-0082---255 | \$1,729 |
| Wolf, Steven R. | 09-E12-0108---000 | \$185,520 |
| Chapman, Timothy A. & Joan G. | 09-E12-0154---000 | \$17,392 |
| Bloom, Ethel L. | 09-E13-0062---000 | \$8,006 |
| Wise, Jackie W. & Sue G. | 09-E13-0074A---001 | \$5,081 |
| Hill, Wayne D. | 09-E13-0203---000 | \$2,960 |
| Holt, John A. | 09-E16-0033---000 | \$20,973 |
| Bailey, David H. | 09-E16-0063---000 | \$10,051 |

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|---|----------------------|-------------------------|
| Wojtkowiak, Kimberly | 09-E17-0051---000 | \$5,626 |
| Heiges, David K. & Wendy | 09-F11-0106S---000 | \$27,345 |
| Hankey, Randal Lee | 09-F12-0068---000 | \$1,326 |
| Sanders, Deborah | 09-F15-0065---039 | \$4,122 |
| Cook, Peggy | 09-F15-0065---057 | \$6,066 |
| Keller, Jamie | 09-F15-0065---058 | \$4,221 |
| Smith, Ronald W. & Deanna G. | 09-F16-0022AA-000 | \$6,115 |
| O'Malley, Charles Leo | 09-G15-0001C---000 | \$28,603 |
| Sheppard, Dolly K. | 09-W02-0109---000 | \$13,528 |
| EAST BERLIN BOROUGH | | |
| Hull, Donald A. | 10-004-0129---000 | \$8,425 |
| Brown, Earl W. II | 10-004-0175---000 | \$14,247 |
| FAIRFIELD BOROUGH | | |
| Shafer, Brian K. | 11-006-0052---000 | \$12,419 |
| Flory, Robert & Debra | 11-007-0018---000 | \$10,043 |
| FRANKLIN TOWNSHIP | | |
| Schneider, Hans Dieter Jr. | 12-002-0002---000 | \$666 |
| Wright, Mary M. | 12-002-0003---000 | \$3,513 |
| Coene, Charles & Hoff, Karen | 12-002-0099---000 | \$2,509 |
| Slee, John A. | 12-A09-0047---000 | \$40,841 |
| Schott, Luzminda U. | 12-A09-0054---000 | \$6,029 |
| Penn, William C. & Joy R. | 12-B08-0012---000 | \$12,263 |
| Yingling, Mark | 12-B08-0013---050 | \$460 |
| C & A Builders | 12-B08-0016F---000 | \$12,477 |
| Diaz, George I. & Maureen S. | 12-B09-0022G--000 | \$20,368 |
| Valme, Corneille & Gina M. | 12-B09-0033---000 | \$5,166 |
| Strausbaugh, Charles W. & Alverda | 12-B09-0038G--000 | \$3,108 |
| Six, David S. & Ida Beth | 12-B09-0095---000 | \$13,443 |
| Halkias, James Peter | 12-B09-0122---000 | \$852 |
| Deatrick, G. Robert & Clevenger, Bryan C. | 12-B09-0190---000 | \$3,453 |
| Toms, Wayne | 12-B09-0221---001 | \$909 |
| Lester, Ona Mae | 12-B10-0044---000 | \$3,483 |
| Baker, David W. & Sanders, Wendy A. | 12-C09-0022---000 | \$7,616 |
| Falk, Ellen H. | 12-C10-0087---000 | \$8,529 |
| Davis, E. Warren | 12-C10-0142---000 | \$3,383 |
| Haws, Robert W. & Caskey, Jami D. Sr. | 12-C10-0189---000 | \$7,391 |
| Hernandez, Miguel | 12-C11-0031---002 | \$478 |
| Hernandez, Miguel | 12-C11-0031---006 | \$1,302 |
| Hernandez, Miguel | 12-C11-0031---007 | \$581 |
| Price, Daniel A. | 12-C11-0063---000 | \$10,034 |
| Beamer, William H. & Lynda M. | 12-D08-0010---000 | \$9,020 |
| Goetz, Robert K. & Linda M. Jr. | 12-D10-0058---000 | \$9,948 |
| Goetz, Robert K. & Linda M. Jr. | 12-D10-0066---000 | \$10,950 |
| FREEDOM TOWNSHIP | | |
| Rexroth, James A. & Judy M. | 13-E18-0023A--000 | \$10,392 |
| Hobbs, David E. | 13-E18-0036A--000 | \$8,869 |
| GERMANY TOWNSHIP | | |
| Beck, Ronald J. & Elaine A. | 15-H18-0017---000 | \$17,969 |
| Childs, Geoffrey A. | 15-I16-0046---000 | \$7,829 |
| Ronald W. Smith Investment Co. | 15-I17-0006---000 | \$57,760 |
| Ronald W. Smith Investment Co. | 15-I17-0007C--000 | \$4,579 |
| Koontz, Gary P. | 15-I17-0011A--000 | \$18,684 |
| Ronald W. Smith Investment Co. | 15-I17-0249---000 | \$7,276 |
| Rickrode, Gary L. & Deborah L. | 15-I18-0007F--000 | \$9,422 |

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|---------------------------------------|----------------------|-------------------------|
| Faretta, Susan Executrix for G. Baker | 15-I18-0064---000 | \$8,530 |
| Diveli, Ekrem | 15-I18-0075---000 | \$14,117 |
| Stanley, Arthur & Ruth B. | 15-J18-0004C--000 | \$4,928 |
| Mummert Enterprises Inc. | 15-J18-0125---000 | \$4,353 |
| GETTYSBURG BOROUGH | | |
| Heiges, David K. & Wendy | 16-010-0046---000 | \$13,142 |
| Jones, William H. | 16-010-0346---000 | \$6,715 |
| Gettysburg Connection LLP | 16-013-0038A--000 | \$54,501 |
| Woods, Laurie A | 16-014-0056---000 | \$7,503 |
| HAMILTON TOWNSHIP | | |
| Fischer, F. Patrick & Kimberly | 17-K08-0151---000 | \$29,282 |
| Parichuk, John J. Jr. | 17-K09-0018H--000 | \$3,398 |
| Lua, Alfonso & Paula Lara | 17-K09-0066---000 | \$12,739 |
| Zoeller, R. Bruce | 17-K10-0019H--000 | \$8,117 |
| Bullock, Frank R. & Connie | 17-L09-0015D--002 | \$1,683 |
| HAMILTONBAN TOWNSHIP | | |
| Knepper, Charles H. & Leslie E. | 18-A12-0009B--000 | \$2,894 |
| Knepper, Brian Lee | 18-A12-0009C--000 | \$5,520 |
| Knepper, Brian Lee | 18-A12-0009Cc-000 | \$416 |
| Mort, Catherine C. | 18-A17-0052---000 | \$45,114 |
| Hankins, Ken | 18-B15-0006---000 | \$6,302 |
| Rowe, Cheryl | 18-BB0-0011---000 | \$2,210 |
| Mort, Catherine a/k/a Catherine Rowe | 18-BB0-0017---000 | \$1,860 |
| Funk, Steven & Melissa | 18-BB0-0036---000 | \$12,660 |
| Halkias, James Peter | 18-BB0-0040---000 | \$1,960 |
| Halkias, James Peter | 18-BB0-0041---000 | \$1,756 |
| Halkias, James Peter | 18-BB0-0042---000 | \$484 |
| Mort, Catherine | 18-BB0-0136---000 | \$1,908 |
| Mort, Catherine | 18-BB0-0137---000 | \$2,494 |
| White, John & Betty | 18-C14-0017A--000 | \$8,716 |
| HIGHLAND TOWNSHIP | | |
| Hay, Tia A. | 20-D12-0013C--000 | \$21,161 |
| Goodwill, Janice L. | 20-D14-0015---000 | \$5,424 |
| Sease, Gary L. | 20-D14-0059---000 | \$8,753 |
| HUNTINGTON TOWNSHIP | | |
| Bailor, Dale R. | 22-H03-0025---000 | \$8,881 |
| Inman, Chester | 22-H04-0012---005 | \$1,719 |
| Pittman, Wade | 22-H04-0012---017 | \$989 |
| Kuhn, Donald C. | 22-H06-0015---000 | \$11,322 |
| Willard, Jeffrey | 22-I03-0011---000 | \$13,437 |
| Fowler, Robert M. & Diane L. | 22-I05-0003A--000 | \$11,768 |
| Chronister, Kenneth E. | 22-I05-0013B--000 | \$8,882 |
| Chronister, Kenneth E. | 22-I05-0024A--000 | \$13,670 |
| Ziegscho, Inc. | 22-I05-0031A--000 | \$11,858 |
| Strudwick, Stephen A. & Ann M. | 22-J05-0035A--000 | \$8,150 |
| LATIMORE TOWNSHIP | | |
| Knaub, Judy M. | 23-I01-0025---000 | \$2,075 |
| Little, Lois A. | 23-I01-0004E--000 | \$8,248 |
| Sisto, Tammy J. & Daniel A. | 23-I01-0015---000 | \$14,419 |
| Moats, Scott D. & Denise D. | 23-I01-0024---000 | \$4,546 |
| Shelley, Melvin L. & Editha C. | 23-I01-0030---000 | \$11,800 |
| Stouffer, Jeff | 23-I01-0082---000 | \$5,344 |
| McGinty, Chris | 23-I02-0074---002 | \$972 |
| Conley, Robert H. & Anna Mae | 23-I03-0038---000 | \$9,057 |

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|--|----------------------|-------------------------|
| Conley, Robert H. & Anna Mae | 23-I03-0049---000 | \$46,864 |
| Smith, Faye H. Estate of | 23-I04-0048---000 | \$9,845 |
| R U Enterprises | 23-I04-0085---000 | \$9,361 |
| Luz, Alegria Y. Esperanza and Bic Church | 23-I04-0086---000 | \$25,867 |
| Smith, Barbara L. | 23-K04-0029A---000 | \$4,281 |
| LIBERTY TOWNSHIP | | |
| McCallister, Gary & Shirley A. | 25-A18-0012---000 | \$13,072 |
| Symonovicz, William J. & Marie | 25-AA0-0078---000 | \$2,121 |
| Bahr, Frederick H. Jr. & Genevie | 25-AE0-0034---000 | \$636 |
| Stewart, Alice Carlile | 25-AE0-0036---000 | \$672 |
| Dupre, Russell J. | 25-AE0-0037---000 | \$626 |
| Rodgers, Milton H. & Barbara A. | 25-AE0-0039---000 | \$640 |
| Hagans, Franklin A. & Viola | 25-AE0-0049---000 | \$658 |
| Williams, Charles L. & Margaret | 25-AE0-0059---000 | \$662 |
| Charnita, Inc. | 25-AE0-9999A---000 | \$604 |
| Charnita, Inc. | 25-AE0-9999B---000 | \$854 |
| Nawakwa LLC | 25-B18-0019---000 | \$18,726 |
| Nees, Kyle S. Irrevocable Trust | 25-C18-0071---000 | \$4,544 |
| Kenny, Paul & Faye | 25-D17-0001C---000 | \$1,734 |
| Kenny, Paul & Faye | 25-D17-0001F---000 | \$1,903 |
| Cimono, Vince | 25-D18-0076---000 | \$2,275 |
| Teal, Zona Lorvenia & Laverne | 25-O00-0001---000 | \$1,415 |
| Singh, Nirmal | 25-O00-0022---000 | \$817 |
| Burgess, Phillip G. & Leslie D. | 25-O00-0051---000 | \$880 |
| Burgess, Phillip G. | 25-O00-0053---000 | \$404 |
| Sheldon, William Robert & Cheryl Ann | 25-O00-0061---000 | \$883 |
| Burgess, Phillip G. | 25-O00-0062---000 | \$401 |
| Sheldon, William Robert & Cheryl Ann | 25-O00-0064---000 | \$815 |
| McNett, John C. & Mary Ann | 25-O00-0099---000 | \$819 |
| Burgess, Phillip G. & Leslie D. | 25-O00-0114---000 | \$405 |
| Burgess, Phillip & Leslie D. | 25-O00-0119---000 | \$911 |
| Burgess, Phillip G. & Leslie D. | 25-O00-0122---000 | \$954 |
| Burgess, Phillip G. & Leslie D. | 25-O00-0123---000 | \$2,791 |
| Stem, John D. | 25-QQ0-0009---000 | \$350 |
| Shinkle, Albert D. & Betty L. | 25-QQ0-0030---000 | \$683 |
| Moore, Kendell E. & Janet L. | 25-QQ0-0053---000 | \$1,858 |
| LITTLESTOWN BOROUGH | | |
| Crawmer Properties | 27-005-0077---000 | \$10,280 |
| Howard, Gary L. & Karen F. | 27-006-0073A---000 | \$389 |
| Bullers, Byron K. Jr. | 27-007-0051---000 | \$10,722 |
| Ramsburg, Everett L. | 27-007-0078---000 | \$10,109 |
| Dutterer, Steven E. | 27-007-0086---000 | \$9,908 |
| Whitman, Layne H. & Ruth M. | 27-008-0083A---000 | \$13,350 |
| Foltz, Richard L. & April D. | 27-008-0328---000 | \$8,681 |
| Memmesheimer, Lori A. | 27-008-0337D---000 | \$10,777 |
| Lehn, Wanda L. & Lehn, Ronald | 27-010-0007A---000 | \$5,756 |
| Stair, Roger L. | 27-014-0011---000 | \$15,417 |
| MCSHERRYSTOWN BOROUGH | | |
| Lawrence, David J. | 28-002-0026---000 | \$6,397 |
| RADCO Partnership | 28-002-0221---000 | \$13,009 |
| Sehestedt, Carl M. & Michele R. | 28-005-0200---000 | \$11,430 |
| MENALLEN TOWNSHIP | | |
| Musgrave, Robert S. & Susan G. | 29-B05-0003---000 | \$2,364 |
| Bridenbeck, James D. & Theresa | 29-B05-0049---000 | \$1,607 |

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|--|----------------------|-------------------------|
| Stogdale, Michael E. | 29-D05-0060B--000 | \$2,972 |
| Crane, William | 29-D05-0060B--002 | \$357 |
| Hays, L. Walter III | 29-E04-0045---000 | \$2,924 |
| Black, Barry L. | 29-E05-0006C--000 | \$1,934 |
| Mallette, Randy E. | 29-E05-0081B--000 | \$9,055 |
| Roth, Jeffrey B. | 29-E05-0092---000 | \$9,719 |
| Garza, Curtis C. & Angela D. | 29-F04-0028A--000 | \$3,432 |
| Smith, Jane L. | 29-F05-0003---000 | \$16,480 |
| LCTM Inc. | 29-F05-0004---000 | \$1,437 |
| Angel, Nevin L. & Penny L. | 29-F05-0086---000 | \$17,246 |
| Elliot, Kathryn a/k/a Shull, Kathryn | 29-F05-0117---001 | \$2,376 |
| Crane, William | 29-F06-0012A--001 | \$991 |
| MT. JOY TOWNSHIP | | |
| Harris, Richard A. & Ronda L. | 30-111-0024---000 | \$10,511 |
| Zeigler, G. Steven | 30-H16-0043---000 | \$19,546 |
| Zeigler, G. Steven | 30-H16-0043---001 | \$353 |
| Zeigler, G. Steven | 30-H16-0047B--000 | \$11,666 |
| Alexander, Sally | 30-H16-0052---000 | \$13,526 |
| Terry, Virginia L. | 30-H16-0066A--000 | \$6,846 |
| Mullinix, Stephen P. | 30-H16-0077---000 | \$9,838 |
| Kline, Lavern | 30-H18-0022---001 | \$393 |
| Reter, Paul A. & Nicole II | 30-I17-0211---000 | \$10,714 |
| MT. PLEASANT TOWNSHIP | | |
| Bladen, Warren P. | 32-004-0106---000 | \$14,836 |
| Mills, Dwayne A. | 32-102-0063---000 | \$14,343 |
| Eckenrode, Amy S. | 32-H14-0032---009 | \$1,495 |
| Barton Real Estate LLC | 32-H14-0034---000 | \$1,368 |
| Sharpe, James D. | 32-I11-0036A--000 | \$12,567 |
| Koller, Randy | 32-I11-0039---003 | \$2,712 |
| Rondeau, Peter W. & Bonnie S. | 32-I11-0039P--000 | \$8,023 |
| Kline, Edith C. | 32-I12-0022---000 | \$8,777 |
| Parsley, Kathleen M. & Carnes, Elven Lee | 32-I12-0025---000 | \$26,595 |
| Toomey, Barbara | 32-I14-0026---000 | \$9,528 |
| Starner, Thomas & Sherry A. | 32-I15-0078---000 | \$6,928 |
| Sehestedt, Carl M. & Phyllis J. | 32-J10-0035---000 | \$6,755 |
| Mullin, Richard P. | 32-J11-0006A--000 | \$11,011 |
| Greentree Finance | 32-J11-0052--011 | \$1,715 |
| Barnes, Willie & Jones, Rose | 32-J11-0052--050 | \$6,528 |
| Day, Gerald | 32-J11-0052---053 | \$2,386 |
| Garcia, Jose & Ramirez, Rosali | 32-J11-0052---099 | \$1,713 |
| Keefer, Roger & Doris | 32-J12-0061---001 | \$5,158 |
| Keefer, Timothy | 32-J12-0061---002 | \$1,355 |
| Graham, Margaret E. | 32-J12-0061---021 | \$7,175 |
| Bixler, Larry R. & Vivian | 32-J12-0061---025 | \$8,783 |
| Shaffer, Scott A. | 32-J12-0061---041 | \$690 |
| Sutton, Maria | 32-J12-0061---050 | \$2,294 |
| Smith, Roger | 32-J12-0061---060 | \$1,857 |
| Wagaman, Jeffrey | 32-J12-0061--066 | \$1,727 |
| Greentree Finance | 32-J12-0061---081 | \$1,093 |
| Michaels, Lawrence | 32-J12-0061---084 | \$644 |
| James, John & Maggard, Jess | 32-J12-0061---106 | \$1,009 |
| Snyder, Thomas | 32-J12-0061---126 | \$3,460 |
| Davis, Austin | 32-J12-0061---137 | \$919 |
| Ambris, Mario | 32-J12-0061---153 | \$2,988 |

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|--|----------------------|-------------------------|
| NEW OXFORD BOROUGH | | |
| Slike, Donald E. & Rose Marie | 34-004-0055---000 | \$9,482 |
| Murphy, Cary A. | 34-005-0065---000 | \$15,251 |
| Melendez, Efrain E. & Damiana | 34-007-0024---000 | \$6,717 |
| OXFORD TOWNSHIP | | |
| Sneeringer, Peter M. | 35-001-0024---000 | \$15,191 |
| Miserandino, Matthew & Jaimie N. | 35-001-0049---000 | \$9,329 |
| Blucher, John W. & Donna M. | 35-002-0072---000 | \$9,469 |
| Lua, Aroldo | 35-010-0084---000 | \$6,462 |
| Peters, Jack L. | 35-J11-0151B---000 | \$16,602 |
| Despines, Joseph C. & Tracey A. | 35-J12-0114---000 | \$14,683 |
| Smith, Greg & Stephanie | 35-K11-0026C---009 | \$3,706 |
| Ketterman, Barry & Barbara | 35-K11-0026C---013 | \$2,718 |
| Orndorff, Shawn & Lot 23 | 35-K11-0105F--023 | \$3,508 |
| Wentz, James E. | 35-K12-0002A---000 | \$5,129 |
| Schmidt, Walter | 35-K12-0125---001 | \$1,342 |
| Valerie Drive Associates | 35-K12-0144---000 | \$1,998 |
| Valerie Drive Associates | 35-K12-0145---000 | \$1,722 |
| Valerie Drive Associates | 35-K12-0146---000 | \$1,726 |
| READING TOWNSHIP | | |
| Poist, Joseph R. | 36-001-0051---000 | \$20,864 |
| Halkias, James Peter | 36-002-0091---000 | \$7,834 |
| Miller, Charles M. & Belinda L. | 36-101-0038---000 | \$5,580 |
| McDonald, Darrell Jr. | 36-J08-0045---002 | \$401 |
| Lehigh, Clay & Tiffany | 36-J08-0045---108 | \$3,692 |
| Lua, Pascal & Linda | 36-J08-0045---119 | \$3,450 |
| Decker, Brian J. | 36-J08-0045---231 | \$2,767 |
| Rondeau, Peter A. | 36-J08-0116---000 | \$807 |
| Hampton Plains Inc. | 36-J08-0119---000 | \$1,426 |
| Grimes, C. Andrew & Jane W. | 36-K05-0031---000 | \$14,757 |
| Reck, Trevor I. | 36-L07-0005---002 | \$743 |
| Cox, Eric & Adrienne | 36-L07-0005---017 | \$3,189 |
| Mojica, Antonio & Jenny | 36-L07-0005---019 | \$3,960 |
| Brendle, Jennifer | 36-L07-0005---021 | \$2,710 |
| Perkoski, Michael & Barbara | 36-L07-0005---030 | \$874 |
| Albright, Jaime | 36-L07-0005---036 | \$2,317 |
| Chestnut, Christopher | 36-L07-0005---050 | \$2,369 |
| Weaver, Robert | 36-L07-0067A---000 | \$2,570 |
| STRABAN TOWNSHIP | | |
| Harris, Richard A. & Ronda L. | 38-021-0079---000 | \$9,714 |
| Schott, Luzminda U. | 38-022-0080---000 | \$16,245 |
| Jenkins, Cheryl L. | 38-032-0007---000 | \$12,432 |
| New Chester School House & Alexander Long ETAL | 38-032-0029---000 | \$1,709 |
| Prottsman, Leo Steven | 38-104-0013---000 | \$10,927 |
| Cimino, Vincent M. | 38-104-0104---000 | \$4,390 |
| Shealer, Frederick M. & Faye M. | 38-G09-0040---000 | \$17,282 |
| Hanoverian Trust | 38-G10-0013---000 | \$32,350 |
| Boarts, Michelle | 38-G10-0016B--029 | \$2,600 |
| Tracey, Charles E. & Helen A. | 38-G10-0016B--033 | \$3,024 |
| Baughner, Millard S. & Irene P. | 38-G11-0028---000 | \$7,146 |
| Shealer, Frederick M. | 38-G12-0010---000 | \$47,393 |
| Shealer, Frederick M. | 38-G12-0039G--000 | \$37,845 |
| Kocher, John T. | 38-G12-0074---000 | \$10,110 |
| Bratic, Dusan & Kathleen M. | 38-G12-0097---000 | \$17,271 |

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|--------------------------------------|----------------------|-------------------------|
| Bratic, Dusan & Kathleen M. | 38-G12-0107---000 | \$36,972 |
| Miller, Alice R. | 38-G13-0036---000 | \$9,316 |
| Love, Virgil | 38-G13-0083---000 | \$7,341 |
| Downey, Mairead | 38-H10-0017---119 | \$3,167 |
| Group, Nancy | 38-H10-0017---130 | \$1,766 |
| Meyer, Melissa | 38-H10-0017---145 | \$2,539 |
| Bevard, David L. & Bertha A. | 38-H10-0017---149 | \$3,194 |
| Nowak, Johann & Mary | 38-H10-0017---153 | \$2,466 |
| Hull, Rose | 38-H10-0017---155 | \$3,004 |
| Myers, Steven Lee & Linda Lee | 38-H11-0075---000 | \$6,826 |
| Chorba, George J. Jr. & Christine M. | 38-H12-0015---000 | \$8,231 |
| Rondeau, Brian K. | 38-H12-0063---000 | \$12,913 |
| TYRONE TOWNSHIP | | |
| Rex, Dwight A. | 40-001-0035---000 | \$8,932 |
| Gotoo | 40-G04-0068---000 | \$21,203 |
| Bowersox, David H. | 40-G07-0040B---000 | \$909 |
| Degroft, Donald F. | 40-H05-0015D---000 | \$7,845 |
| Murray, Michael Scott | 40-H05-0021---000 | \$6,040 |
| Eyler, Heather | 40-H07-0075---057 | \$6,118 |
| Greegor, Frank & Betty Jr. | 40-H07-0075---060 | \$3,922 |
| Curry, John L. | 40-H07-0075---068 | \$4,047 |
| Koontz, Jason Scott Sr. | 40-H07-0075---080 | \$5,435 |
| Woodson, William & Wanda | 40-H07-0075---093 | \$4,774 |
| Wunder, Clifford Andrew | 40-H07-0075---106 | \$3,293 |
| Lowe, Kevin E. & Heather M. | 40-H07-0075---109 | \$5,102 |
| Carr, Victor & Michelle | 40-H07-0075---121 | \$4,003 |
| Salazar, Jennifer | 40-H07-0075---133 | \$4,765 |
| TD Bank | 40-H07-0075---159 | \$6,483 |
| Bell, David & Michelle | 40-H07-0075---160 | \$3,174 |
| Jones, Douglas W. | 40-H07-0075---163 | \$6,264 |
| Williams, Tracy | 40-I07-0033A---000 | \$18,765 |
| Emig, William | 40-I07-0033B---000 | \$4,961 |
| Deel, Willard D. | 40-I09-0016A---018 | \$450 |
| UNION TOWNSHIP | | |
| Mummert Enterprises, Inc. | 41-J17-0022---000 | \$3,356 |
| Sheffler, Herbert D. & Debbie J. | 41-J17-0028---000 | \$9,439 |
| Estate of Charles W. Harman | 41-J17-0045---000 | \$7,687 |
| Mummert Enterprises, Inc. | 41-J17-0054---000 | \$41,487 |
| Mummert, Timothy M. & Stacy H. | 41-K17-0001G---000 | \$57,712 |
| Stephan, Robert L. | 41-K17-0036---000 | \$13,835 |
| Sterner, Eric J. | 41-K17-0081---000 | \$5,228 |
| Sterner, Eric J. | 41-K18-0006G---000 | \$8,849 |
| Mitz, Wayne | 41-K18-0043---000 | \$5,537 |
| YORK SPRINGS BOROUGH | | |
| Harris, Phillip B. | 42-002-0005---000 | \$8,383 |
| Harris, Phillip B. | 42-002-0018---000 | \$9,938 |
| Harris, Phillip B. | 42-002-0019A---000 | \$2,018 |
| Bothe, Frederick A. & Tinamarie | 42-005-0051---000 | \$9,690 |
| CARROL VALLEY BOROUGH | | |
| Newton, Leonard H. & Mary L. | 43-002-0006---000 | \$11,360 |
| Huff, Paul L. & Rhonda J. Jr. | 43-002-0023---000 | \$8,770 |
| Jabir, Mohammed A. | 43-002-0067---000 | \$2,681 |
| Coldsmith, B. Zachary | 43-005-0035---000 | \$13,731 |
| Smith, Glenn A. & Shirley A. | 43-012-0012---000 | \$1,846 |

| OWNER OR REPUTED OWNER | PROPERTY DESCRIPTION | APPROXIMATE UPSET PRICE |
|--|----------------------|-------------------------|
| Colopy, David G. & Jean M. | 43-017-0112---000 | \$9,104 |
| Smith, John T. Estate | 43-018-0018---000 | \$1,586 |
| Halkias, James Peter | 43-018-0050---000 | \$2,634 |
| Miller, Douglas | 43-018-0059---000 | \$2,183 |
| McClellan, John B. | 43-019-0063---000 | \$839 |
| Boothe, Louise M. & Beavers, Nancy K. | 43-022-0119---000 | \$2,043 |
| Windsor, Timothy & Pesanti, Alan | 43-022-0136---000 | \$1,906 |
| Moore, Kendall E. & Janet L. | 43-024-0021---000 | \$1,698 |
| Jones, Clarence V. Jr. & Mary | 43-025-0001---000 | \$1,319 |
| Moore, Kendall E. | 43-025-0076---000 | \$1,525 |
| Burgess, Phillip G. & Leslie D. | 43-025-0079---000 | \$568 |
| Harbaugh, Mark R. | 43-025-0115---000 | \$1,778 |
| Bond, Louise | 43-027-0093---000 | \$1,255 |
| Assante, Eleanor T. & Assante, Frank J. | 43-027-0116---000 | \$948 |
| Wolfe, Paul Arlington Jr. | 43-028-0052---000 | \$8,877 |
| Brown, Ineeter a/k/a Royster, Ineeter | 43-028-0094---000 | \$2,023 |
| Curtis, Thomas W. & Owilda J. | 43-028-0140---000 | \$1,978 |
| Honeycutt, Douglas | 43-029-0064---000 | \$673 |
| Rurak, Rodney | 43-029-0130---000 | \$1,726 |
| Whittemore, Jim W. & Ellen J. | 43-029-0180---000 | \$1,726 |
| Plass, Norma D. and Mr. & Mrs. Joseph J. Plass | 43-030-0088---000 | \$1,307 |
| Manger, Clarence P. c/o Manger, Philip | 43-030-0109---000 | \$684 |
| Pettitt, Dawn M. | 43-030-0119---000 | \$4,419 |
| Pettitt, Dawn M. | 43-030-0120---000 | \$3,793 |
| Halkias, James Peter | 43-035-0085---000 | \$1,032 |
| Windsor, Timothy & Pesanti, Alan | 43-035-0096---000 | \$643 |
| Helwig, Beth | 43-035-0097---000 | \$1,337 |
| Six, David & Ida | 43-035-0170---000 | \$961 |
| Rushford Enterprises | 43-037-0009---000 | \$1,794 |
| Mort, Charles | 43-040-0089---000 | \$7,290 |
| Wood, Chad E. & Genevieve | 43-041-0035---000 | \$1,231 |
| Wood, Chad E. & Genevieve | 43-041-0036---000 | \$1,231 |
| Forsythe, Wayne | 43-041-0200---000 | \$2,662 |
| Halkias, James Peter | 43-043-0044---000 | \$562 |
| Halkias, James Peter | 43-043-0045---000 | \$562 |
| Straw, John D. & Stephanie A. | 43-045-0081---000 | \$1,135 |
| Moore, Kendall E. & Janet L. | 43-045-0094---000 | \$3,041 |
| Eiker, John S. Jr. | 43-047-0027---000 | \$572 |
| Adams, Dale | 43-047-0031---000 | \$601 |
| Forsythe, Wayne | 43-047-0107---000 | \$623 |

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 DONALD T. deCAMP, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Scott T. deCamp, 1118 Amherst Ave., Modesto, CA 95350

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

ESTATE OF BARBARA LEE SMITH GREENBERG, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Lisa Siedlecki, 490 Barlow Two Taverns Road, Gettysburg, PA 17325

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

ESTATE OF MARY ELIZABETH STUDY, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Roy E. Study, Jr., 4002 Tara Dr., Colleyville, TX 76034; Anna Catherine Hostetler, 395 Bowers Rd., Littlestown, PA 17340

ESTATE OF LYNN W. WIEGAND, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325

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

SECOND PUBLICATION**ESTATE OF VELMA A. FITZ, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Ruth E. Godfrey, c/o Richard R. Reilly, Esq., 56 S. Duke Street, York, PA 17401-1402

Attorney: Richard R. Reilly, Esq., 56 S. Duke Street, York, PA 17401-1402

ESTATE OF KRISTINA FRITZ, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Anton Freund, 34-05 80th Street, Jackson Heights, New York 11372

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

ESTATE OF BETTY L. KALTREIDER, DEC'D

Late of the Borough of Abbottstown, Adams County, Pennsylvania

Executor: Brenda L. Avey, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF ROBERT S. MILLER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executors: Deborah C. Slothour, 220 Gun Club Road, Orrtanna, PA 17353; Victoria E. Deardorff, 2779 Old Route 30, Orrtanna, PA 17353

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

THIRD PUBLICATION**ESTATE OF DONALD V. BAADTE, DEC'D**

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executor: Danette Bastress, 109 Aspen Drive, East Berlin, PA 17316

ESTATE OF BEULAH E. CRANE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Carol A. Dunbar, 15 Kay Lane, Howell, NJ 07731

Attorney: Katrina M. Luedtke, Esq., Mooney & Associates, 115 Carlisle Street, New Oxford, PA 17350

ESTATE OF LARRY M. HASTINGS, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Jason M. Hastings, 16 Marshs Victory Court, Catonsville, MD 21228

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF ROBERT D. McDANNELL, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Co-Executors: Francis Robert McDannell, 2590 Centennial Road, Hanover, PA 17331, Jo Ann Smith, 545 Lingg Road, New Oxford, PA 17350

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

ESTATE OF LORRAINE E. PITZER, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Gerald E. Pitzer, 40 West Yellow Hill Road, Biglerville, PA 17307

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

ESTATE OF MARY LEE SLAGLE, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Susan A. Eline, 617 South Street, McSherrystown, PA 17344

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

ESTATE OF ROY E. SMITH, SR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administratrix: Paulette E. Smith, c/o Christopher E. Rice, Martson Law Offices, 10 East High Street, Carlisle, PA 17013

Attorney: Christopher E. Rice, Martson Law Offices, 10 East High Street, Carlisle, PA 17013

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NO. 10-S-586

The Bank of New York Mellon formerly known as The Bank of New York on behalf of CIT Home Equity Loan Trust 2003-1, 715 South Metropolitan Avenue, Suite 150, Elmhurst, IL 60126, Plaintiff
v.

Richard W. Schott (Mortgagor) and
Luzminda U. Schott, 410 Fox Bay Road,
Loris, SC 29569, Defendants

NOTICE OF SALE OF REAL
PROPERTY

TO: Richard W. Schott (Mortgagor) and
Luzminda U. Schott, 410 Fox Bay Road,
Loris, SC 29569, Defendants

Your house (real estate) at 6810 Chambersburg Road, Fayetteville, PA 17222 is scheduled to be sold at the Sheriff's Sale on August 5, 2011 at 10:00 a.m. in the Adams County Courthouse, 117 Baltimore Street, Room 104, Gettysburg, PA, to enforce the court judgment of \$118,326.17, obtained by Plaintiff above (mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION:

ALL that certain parcel of land situated in 6810 Chambersburg Rd., Fayetteville, PA 17222 being known as Lot No. 1.

Situate on the South side of the Lincoln Highway, bounded on the North by said highway, on the East by Lot No. 20, on the West by Lot No. 17, on the South by Carbaugh's Run, containing frontage along the Lincoln Highway, 100 feet more or less and extending southwardly in uniform width throughout a depth of 280 feet and known as Lots Nos. 18 & 19 in the plan of lots recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Miscellaneous Docket F at Page 215.

LOT NO. 2

Situate on the South side of the Lincoln Highway, bounded on the North by said highway, on the East by Lot No. 21, on the West by Lot No. 19, on the South by Carbaugh's Run, containing in frontage along the Lincoln Highway, 50 feet more or less and extending southwardly in uniform throughout a depth of 280 feet and known as Lot No. 20 on the plan of lots as above described. Subject to restrictions, reservations, easements, covenants, oil, gas and mineral rights of record, if any.

And being more fully described in Deed Book 5264, Page 140, recorded on 07/17/2008 among the land records of Franklin County, PA.

Being the same property conveyed to Luzminda U. Schott by deed from dated 07/03/2008, recorded 07/17/2008, Deed Book 5264, Page 140.

Being known as: 6810 Chambersburg Road, Fayetteville, PA 17222

Property ID No.: 12, A09-54

TITLE TO SAID PREMISES IS VESTED IN Richard W. Schott and Luzminda U. Schott, husband and wife by deed from Iris M. Tackett now Iris M. Parr and William A. Parr, Sr., dated 4/15/1997 recorded 4/17/1997 in Deed Book 1356 Page 348.

Udren Law Offices, P.C.
Attorneys for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856-482-6900

7/29