

Adams County Legal Journal

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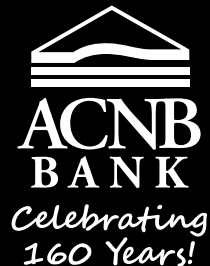
September 24, 2021

No. 21

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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IN THE COURT OF COMMON PLEAS
OF THE 51ST JUDICIAL DISTRICT OF
PENNSYLVANIA, ADAMS COUNTY

DOCKET NO. 2021-SU-755
EMINENT DOMAIN
PROCEEDING IN REM

IN RE: CONDEMNATION OF LANDS
LOCATED AT 1380 CHAMBERSBURG
ROAD, GETTYSBURG, PA 17325

NOTICE OF CONDEMNATION

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. § 305, the Township of Cumberland, Adams County, Pennsylvania (the "Township"), hereby gives notice to the Ramesh S. Rao and Gitana Bradauskaitė Revocable Agreement of Trust, dated April 7, 2016 ("Condemnee"), lessees of the property, mortgagees of record, and lienholders of record of the following:

1. A Declaration of Taking was filed on August 17, 2021, in the Court of Common Pleas of the 51st Judicial District of Pennsylvania, Adams County, at the above-named term and number.
2. Condemnor is a Township of the Second Class, organized and existing under the laws of the Commonwealth of Pennsylvania, with a business address of 1370 Fairfield Road, Gettysburg, Pennsylvania.
3. The condemned property is located at 1380 Chambersburg Road, Gettysburg, Cumberland Township, Adams County, Pennsylvania, 17325 (the "Property").
4. The title owner in fee simple of the Property is the Ramesh S. Rao and Gitana Bradauskaitė Revocable Agreement of Trust, dated April 7, 2016 ("Condemnee"). Condemnee's trustees are Ramesh S. Rao and Gitana Bradauskaitė—who reside at 1249 Meetinghouse Road, North Wales, Pennsylvania 19454.
5. The Deed whereby the Condemnee took title to the Property includes a full legal description of the Property and is recorded in Instrument #20160003982 in the Recorder of Deeds Office at the Adams County Courthouse.
6. The Township is authorized to take the Property herein described pursuant to its power of eminent

domain under the Second Class Township Code, 53 P.S. § 65101, *et seq.*, and the Eminent Domain Code, 26 Pa.C.S. § 101, *et seq.*

7. The Township's actions were duly authorized by the adoption of Resolution No. 2021-11 (the "Resolution"), on July 27, 2021, by the Board of Supervisors of Cumberland Township. The Resolution and proceedings associated with the adoption of the Resolution may be examined at the Township municipal offices located at the above stated address.
8. The public purpose of this condemnation is to enable the Township to ensure the long-term care, maintenance, and viability of the cemetery located on the Property, known as, Oak Lawn Memorial Gardens and to protect the public health, safety, and welfare against deterioration and degradation of the same.
9. The nature of the title acquired in and to the condemned Property is a fee simple absolute title.
10. The Property is not depicted on a plan in the Recorder of Deeds office for Adams County but is identified as Parcel ID # 09E12-0079---000 in the Adams County Tax Parcel Viewer system.
11. A total amount of just compensation in the amount of \$1.00 shall be made to Condemnee. Pursuant to 26 Pa.C.S. §§ 302(b)(8) and 303(b), the payment of just compensation is secured by funds raised or authorized by law to be raised by the power of taxation of the Condemnor, Township. Condemnor is therefore not required to file a bond with the Declaration of Taking to secure just compensation.
12. Notice of the condemnation is hereby provided to the Condemnee who is the record title holder of the Property. Additionally, notice is hereby provided to all mortgagees of record and all lienholders of record.
13. If the Condemnee wishes to challenge the power or right of the Township to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, Condemnee

must file preliminary objections within thirty (30) days after being served with this Notice of Condemnation.

Salzmann Hughes, P.C.
By: Samuel E. Wiser, Jr., Esq.
Attorney ID No. 203665
Isaac P. Wakefield, Esq.
Attorney ID No. 311909
79 St. Paul Drive
Chambersburg, PA 17201
Attorneys for Condemnor

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INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about August 24, 2021 for the incorporation of THE GETTYSBURG CHORAL SOCIETY INC., a 501(c)(3) charitable corporation, under the Pennsylvania Corporation Law of 1988. The initial registered office of the corporation is 13 Lookout Court, Gettysburg, PA 17325

Bernard A. Yannetti, Jr., Esq.
Hartman & Yannetti
Solicitors

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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 MARJORIE JUNE BRADLEY, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Calvin Lundell Bradley, 800 Granite Station Road, Gettysburg, PA 17325

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

ESTATE OF LESTER EUGENE GABLE, JR., a/k/a LESTER E. GABLE, JR., DEC'D

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

Executor: Jodi L. Plank, 104 4th Street, East Berlin, PA 17318

ESTATE OF TERRY LEE HAWK, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Arlene F. Helm, 1317 Frederick Pike, Littlestown, PA 17340

Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF NANCY M. KRANIAS, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Catherine K. Leedy, 95 Harvest Drive, Gettysburg, PA 17325

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

ESTATE OF ERIC D. LINDEMAN, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Personal Representative: Rita Frealing a/k/a Rita C. Frealing-Lindeman, 261 S. Washington Street, Gettysburg, PA 17325

Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF LARRY E. McCLEAF, SR., DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Larry E. McCleaf, Jr., 1161 Ledge Drive, York, PA 17408

Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF SARA J. MOODY, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Administratrix: Sara M. Moody-Wilhelm, 110 Jessica Drive, Gettysburg, PA 17325

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

ESTATE OF CLARENCE E. SCOTT, SR., DEC'D

Late of Highland Township, Adams County, Pennsylvania

Clarence E. Scott, Jr., 490 Quaker Hill Road, Union Bridge, MD 21791

Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JEFFREY J. WOOD, SR. a/k/a JEFFREY JOHN WOOD, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: James U. Wood, c/o Kevin G. Robinson, Esq., Gates & Gates, P.C., 28 E. Middle Street, Gettysburg, PA 17325

Attorney: Kevin G. Robinson, Esq., Gates & Gates, P.C., 28 E. Middle Street, Gettysburg, PA 17325

SECOND PUBLICATION**ESTATE OF KENNETH O. TRACY, JR., DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Executor: Michelle L. Tracy, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin PA 17316

THIRD PUBLICATION**ESTATE OF JAY A. BEAMER, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Betsy Ann Koser, 2224 S. Forge Road, Palmyra, PA 17078

Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF WILLETTA D. LADY, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Joann L. Mickley, 50 Hillside Drive, Orrtanna, PA 17353

Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOANNE MARIE LEHR, DEC'D

Late of Redding Township, Adams County, Pennsylvania

Co-Executors: Jamie L. Lehr, 5265 Carlisle Pike, New Oxford, PA 17350; Jeri R. Ehly, 17 Meadowood Place, Boiling Springs, PA 17007; Jordan L. Lehr, 115 Pleasantview Court, East Berlin, PA 17316

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

ESTATE OF BURNELL F. LONG, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Levere J. Long, 7 East Hanover Street, Gettysburg, PA 17325

Attorney: David K. James, III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF ALBERT W. THOMAS a/k/a ALBERT WAYNE THOMAS, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Laura Woods, c/o Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF GLADYS V. WOERNER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Leo W. Woerner, 990 Old Mill Road, Gettysburg, PA 17325; Carl G. Woerner, 1195 Herrs Ridge Road, Gettysburg, PA 17325; Judy L. Sterner, 1465 Mummasburg Road, Gettysburg, PA 17325

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



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