

Adams County Legal Journal

Vol. 51

November 25, 2009

No. 28, pp. 184–190

IN THIS ISSUE

APPLICATION OF TIMOTHY PASCH

It's times like these when you and your clients need the expertise and experience provided by a trust professional.

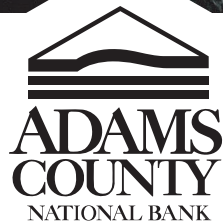
Christine Settle
Trust Officer



**Trust and investment services from
a bank with a long history of trust.**

For more information or a free
consultation, please call 717.339.5058.

Member FDIC



ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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

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

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

Periodicals postage paid at Gettysburg, PA 17325.

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

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1617 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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, lying and being in the Borough of Biglerville, Adams County, Pennsylvania, being more particularly bounded and described as follows:

TRACT NO. 1: BEGINNING at a nail set on the curb line of East York Street at corner of Lot No. 3 on the hereinafter referred to draft of survey, said point of beginning being South 87 degrees 30 minutes 00 seconds West, 62.81 feet from the corner of lands now or formerly of Christopher A. Edwards; thence along the curb line of East York Street, South 87 degrees 30 minutes 00 seconds West, 52.68 feet to a chisel mark set on the curb line at corner of Lot No. 1 on the hereinafter referred to draft of survey; thence by said Lot No. 1, North 02 degrees 41 minutes 12 seconds West, 165.60 feet to an iron pipe set on the Southern edge of an alley; thence along the Southern edge of said alley, North 87 degrees 54 minutes 20 seconds East, 9.00 feet to an existing iron pipe; thence continuing along same, North 88 degrees 02 minutes 33 seconds East, 47.30 feet to a railroad spike set at corner of Lot No. 3, aforesaid; thence along said Lot No. 3, South 01 degree 25 minutes 55 seconds East, 165.12 feet to a nail set on the curb line of East York Street, the point and place of beginning. CONTAINING 9,010 square feet, more or less.

The above description was taken from a draft of survey prepared by Boyer Surveys dated March 28, 1983, and recorded in Adams County Plat Book 38 at page 28, designating the above as Lot No. 2.

TRACT NO. 2: BEGINNING at an existing nail on the curb line of East York Street at corner of land now or formerly of Ronald L. Fox; thence by said Fox lands, North 02 degrees 41 minutes 15 seconds West, 165.98 feet to an existing steel pin on the Southern edge of an alley; thence along the Southern edge of

said alley, North 87 degrees 54 minutes 20 seconds East, 54.00 feet to an iron pipe set at corner of Lot No. 2, South 02 degrees 41 minutes 12 seconds East, 165.60 feet to a chisel mark set on the curb line of East York Street; thence along the curb line of East York Street, South 87 degrees 30 minutes 00 seconds West, 54.00 feet to an existing nail on the curb line, the point and place of BEGINNING. CONTAINING 8,953 square feet, more or less.

The above description was taken from a draft of survey prepared by Boyer Surveys dated March 28, 1983, and recorded in Adams County Plat Book 38 at page 28, designating the above as Lot No. 1.

BEING the same premises which Nelson H. Leiphart, Sr. and Laura M. Leiphart, by Deed dated April 10, 2008 and recorded in the Recorder of Deeds of Adams County on April 11, 2008, granted and conveyed unto James P. Decker.

Parcel No. (5) 004-0011

Premises Being: 88 East York Street, Biglerville PA 17307

SEIZED and taken into execution as the property of **James P. Decker** 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 8, 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.

11/13, 20 & 25

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, December 4, 2009 at 9:00 a.m.

ARENZT—Orphan's Court Action Number – OC-106-2009. The First and Final Account of Carol Ann Gastley and Lisa Jane McIntyre, Co-Executrices of the Estate of Mary Jane Arentz, late of Conewago Township, Adams County, Pennsylvania, deceased.

LITTLE—Orphan's Court Action Number – OC-112-2009. The First and Final Account of Eugene F. Little and Theresa A. Shank, Co-Executors of the Estate of Mildred E. Little, late of Reading Township, Adams County, Pennsylvania, deceased.

WAGNER—Orphan's Court Action Number – OC-123-09. The First and Final Account of Harold R. Lau, Executor of the Estate of Fern E. Wagner, late of Oxford Township, Adams County, Pennsylvania, deceased.

Kelly A. Lawver
Clerk of Courts

11/20 & 25

APPLICATION OF TIMOTHY PASCH

1. Pennsylvania authority provides that only a land owner, or agent, has standing to apply for relief in zoning matters. Absent standing, a party has no right or ability to participate in the litigation.

2. Permitting an applicant to litigate before a zoning hearing board and, after gaining a decision, establish standing at some future date, essentially obliterates any purpose in having a standing requirement. In permitting this practice, the Board committed an error of law.

3. The Board committed an error of law in conditioning special exception approval upon obtaining public water and sewage services from the Gettysburg Municipal Authority.

4. An applicant for a special exception has the burden of proving that the request complies with the objective requirements of the zoning ordinance. The standard to be observed by the board is whether the plan, as submitted, complies with specific ordinance requirements at the time the plan comes before it.

5. The Supreme Court concluded that:

Where the plan addresses all of the ordinance's prerequisites for the special exception sought and reasonably shows that the property owner is able to fulfill them in accordance with the procedures set forth by the zoning code ..., a reviewing court should not reverse the grant of such an exception on the sole basis that some of the items described in the plan may be completed at a later date.

6. Despite finding that the developer was unable to meet this obligation, the Board inexplicably granted the special exception on the belief that the requirement for sewer and water might possibly have been met in the future. I find this action to be an error of law.

7. While the board is not bound by the rule of *stare decisis*, an administrative agency must render consistent opinions and should either follow, distinguish, or overrule its own precedent.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 08-S-106, APPLICATION OF TIMOTHY PASCH.

Stacey R. MacNeal, Esq., for Timothy F. Pasch

Walton V. Davis, Esq., for Straban Township

Clayton R. Wilcox, Esq., for Straban Township Zoning Hearing Board

Christina M. Simpson, Esq., for Objectors

George, J., January 14, 2009

OPINION

This matter comes before the Court on the appeal of Straban Township ("Township") from the decision of the Straban Township Zoning Hearing Board ("Board") granting a special exception to Timothy Pasch ("Pasch") for a 189 home development located along Good Intent Road in Straban Township, Adams County,

Pennsylvania. The property at issue is located in a Rural Residential District (“R-R Zone”) within Straban Township. A cluster residential development, as proposed by Pasch, is a permitted use by special exception pursuant to Section 140-7 of the Zoning Ordinance. Although the Board found that Pasch did not establish that water and sewer service was currently available to the proposed project, the Board granted the special exception on the condition that such services are obtained through the Gettysburg Municipal Authority. Other relevant conditions imposed by the Board included making provisions for overflow parking and the requirement that Pasch establish his interest in the property at issue which is owned by the Historic Preserve at Gettysburg, L.P.¹

The Township has appealed the Board’s decision alleging numerous claims of abuse of discretion and errors of law. The claims can generally be broken down into three topics: (1) the Board committed an error of law in conditionally approving the special exception subject to the condition that the applicant establish his standing; (2) the Board committed an abuse of discretion and error of law in conditionally approving the Application for Special Exception based upon future promises of water and sewage service as well as provisions for overflow parking; and (3) the Board erred in concluding that the plan complied with the Township’s open space requirement that 50 percent of the required open space be in a single contiguous parcel.² All parties have briefed the relevant issues and this matter is now ripe for disposition.³

¹ The record indicates that the property is owned by the Historic Preserve at Gettysburg, L.P. It further reflects that the application for the subdivision was filed by Timothy F. Pasch carrying the same address and phone number as the Historic Preserve at Gettysburg, L.P. However, the record is silent as to Pasch’s relationship, if any, with the Historic Preserve at Gettysburg, L.P.

² The Township also alleges that the Board committed an error of law in receiving into evidence, over objection, a letter from a representative of the Gettysburg Municipal Authority. As this issue is clearly meritless, it will receive no further discussion. See generally 53 P.S. § 10908(6) (formal rules of evidence do not apply to zoning hearings).

³ Notice of Intervention was filed on behalf of Pasch and the Historic Preserve at Gettysburg, L.P. Additionally, a number of neighboring land owners filed a Petition to Intervene. That Petition was withdrawn pursuant to agreement of the parties which granted neighboring land owners *amicus curiae* status. *Amicus* Brief raises a number of issues. As those issues were not raised in the Notice of Appeal, they are considered waived. 53 P.S. § 11003-A(a).

Initially, the Township claims that the Board committed an error of law in granting the application conditioned upon the applicant establishing at a future date that he had an interest in the property sufficient to bestow standing. Pasch counters by claiming that the application evidences that he shares the same address and telephone number as that of the limited liability partnership known as the Historic Preserve at Gettysburg, L.P. He claims, therefore, that he has already established a nexus to the property sufficient to establish standing. Although making no direct finding of fact on the issue, the condition requiring that the applicant produce sufficient evidence of ownership implies that the Board was unable to find standing based upon the record.⁴

Pennsylvania authority provides that only a land owner, or agent, has standing to apply for relief in zoning matters. 53 P.S. § 10107; *In Re Thompson*, 896 A.2d 659, 666 (Pa.Cmwlth. 2006). Absent standing, a party has no right or ability to participate in the litigation. *Stilp v. Commonwealth*, 927 A.2d 707, 710 (Pa.Cmwlth. 2007). It logically follows, therefore, that standing is a prerequisite for the board to address substantive issues. See generally *Collier Stone v. Collier Bd. of Commissioners*, 735 A.2d 768, 771 (Pa.Cmwlth. 1999). The Board's actions in conditioning approval of the special exception on the applicant's establishment of standing clearly places the cart before the horse. Permitting an applicant to litigate before a zoning hearing board and, after gaining a decision, establish standing at some future date, essentially obliterates any purpose in having a standing requirement. In permitting this practice, the Board committed an error of law.

Although it is possible that the informal nature of a zoning hearing proceeding lulled the applicant into a false belief that standing was not at issue, this Court does not have the liberty, on the record

⁴ Although the Board finds as a fact that the applicant, Timothy Pasch, represented himself to be a principle in the limited liability partnership, a meticulous review of the record reveals that the only representation was that which was made by applicant's counsel after the record had been closed and during the closing arguments. See Hearing Transcript, pg. 72. To the extent the Board relied upon this representation, it committed an error of law as statements made during closing arguments are not evidence and may not be considered as such. *Bd. of Supervisors of Middlesex Twp. v. Zoning Hearing Bd. of Middlesex Twp.*, 567 A.2d 787 789 (Pa.Cmwlth. 1989) (statements or arguments of legal counsel before a zoning hearing board do not constitute evidence).

before it, to conclude that actual standing exists. The issue of standing was clearly raised by the Township at the conclusion of the zoning hearing prior to any decision by the Board. Nevertheless, the applicant did not seek to re-open the hearing to present evidence on the issue of standing. As previously noted, the Board made no factual finding on standing but rather improperly referenced the closing argument of counsel. Clearly, the Board remains uncertain as to whether standing exists as they conditioned approval of the special exception on the future establishment of standing. Despite the Township's appeal to this Court raising the specific issue of standing, Pasch failed to avail himself of the safeguards set forth in Section 1005-A of the Municipalities Planning Code, 53 P.S. § 11005-A, which permits a party, by motion, to request the trial court to receive additional evidence or remand the case to the board for receipt of additional evidence. As such, even had Pasch initially been lulled into believing standing was not at issue, his subsequent lack of effort to establish standing precludes any claim of due process violation.⁵ See *Collier Stone v. Collier Board of Commissioners, supra*.

Similarly, the Board committed an error of law in conditioning special exception approval upon obtaining public water and sewage services from the Gettysburg Municipal Authority. In this regard, the Board found, as a fact, that Pasch "did not prove that water and sewer service is currently available and committed to the proposed project." See Decision, Findings of Fact, 5a. The Board undoubtedly concluded that Pasch, at hearing, did not currently satisfy a necessary

⁵Pasch suggests that the Board could have taken judicial notice of his relationship with the Historic Preserve at Gettysburg, L.P. through a review of Pennsylvania Department of State records. Indeed, Pennsylvania Rule of Evidence 201 provides that the board may take judicial notice of indisputable facts whether requested to or not and must take judicial notice of the same if requested by a party and supplied with the necessary information. Pennsylvania Rule of Evidence 201. The difficulty with the current suggestion is that Pasch did not request the Board to take such notice nor provided appropriate information to the Board in order to ascertain the propriety of granting such a request. Moreover, even presuming the relationship between Pasch and the Historic Preserve at Gettysburg, L.P. is not subject to dispute, the Board, nevertheless, did not take judicial notice of the same and, in fact, implicitly found a lack of evidence on the issue. Moreover, Pasch has not sought to supplement the record on appeal to this Court.

requirement for the grant of special exception.⁶ Nevertheless, the Board granted the special exception conditioned upon Pasch's ability to meet those elements at a future date. Pasch suggests that the Board acted within its statutory authority in approving the grant of special exception with the mentioned conditions.

Initially, I note that a special exception in a zoning ordinance is a use which is expressly permitted in a given zone so long as certain conditions detailed in the ordinance are found to exist. *Broussard v. Zoning Bd. of Adjustment of City of Pittsburgh*, 907 A.2d 494, 499 (Pa. 2006). Where the governing body has set forth express standards and criteria for the granting of a special exception, the board shall hear and decide requests for such special exceptions in accordance with such standards and criteria. *Lafayette College v. Zoning Hearing B/d of City of Easton*, 588 A.2d 1323, 1325 (Pa.Cmwlt. 1991), citing 53 P.S. § 10912.1. The zoning board's function is to determine that such specific facts, circumstances, and conditions exist which comply with the standards of the ordinance and merit granting of the exception. *Broussard*, A.2d at 499. An applicant for a special exception has the burden of proving that the request complies with the objective requirements of the zoning ordinance. *Lafayette College*, A.2d at 1326. The standard to be observed by the board is whether the plan, as submitted, complies with specific ordinance requirements at the time the plan comes before it. *Edgmont Township v. Springton Lake Montessori School, Inc.*, 622 A.2d 418, 420 (Pa.Cmwlt. 1993).

In suggesting that conditional approval was appropriate, Pasch relies substantially on the recent Supreme Court Opinion in *Broussard, supra*, for the proposition that a zoning board acts properly in granting a special exception although some of the items required in the plan will not be completed until a later date. In *Broussard*, the trial court and the Commonwealth Court affirmed the decision of the Pittsburgh Zoning Board of Adjustment which granted a special exception for offsite parking conditioned upon the

⁶The Straban Township Zoning Ordinance permits cluster development in an R-R Zone as a special exception provided, *inter alia*, that the development has an approved community sewage system. See Straban Township Zoning Ordinance, Section 140-15(B)(6). Additionally, Ordinance Section 140-61(E)(4) provides that the standards and criteria for the grant of special exception requires that adequate public facilities, including water service, are available.

applicant's future compliance with certain conditions. The conditions included execution of a contract for shuttle service from the off-site parking facilities to the applicant's business. The conditions also included a requirement of compliance with the statutory provision of the zoning ordinance which required written agreement between the applicant and the offsite property owner for use of the offsite facilities. In affirming the Commonwealth Court, the Supreme Court concluded that:

...where the plan, **as submitted**, addresses all of the ordinance's prerequisites for the special exception sought, and **reasonably shows that the property owner is able to fulfill them** in accordance with the procedures set forth by the zoning code..., a reviewing court should not reverse the grant of such an exception on the sole basis that some of the items described in the plan may be completed at a later date.

Although the legal principle enunciated by the *Broussard* Court is controlling, its applicability to the current factual background is misapplied. Specifically, in *Broussard*, the Supreme Court upheld the grant of a special exception with conditions where the evidence **reasonably showed** that the property owner was able to fulfill the conditions. Instantly, however, the Board found as a matter of fact that the applicant did not prove that water and sewer service is available. Thus, unlike *Broussard*, there is no evidentiary support that Pasch's plan is capable of meeting specific requirements in the Ordinance. The Board's conditional approval essentially improperly deferred their responsibility to apply Ordinance standards to the application as currently before them.

I find the factual background more similar to a line of Commonwealth Court cases which indicate that such a broad conditional approval is improper. See *Lafayette College v. Zoning Hearing Bd. of City of Easton*, 588 A.2d 1323 (Pa.Cmwlt. 1991); *Edmont Twp. v. Springton Lake Montessori School, Inc.*, 622 A.2d 418 (Pa.Cmwlt. 1993); *In Re Appeal of Baird*, 537 A.2d 976 (Pa.Cmwlt. 1988). The Commonwealth Court line of cases confirms that an applicant for a special exception has the burden of proving that the request complies with the objective requirements of the zoning ordinance. *Lafayette College, supra*, A.2d at 1326. The

factual findings of the Board, when combined with the condition that Pasch comply with the specific requirements of the Zoning Ordinance, is the equivalent of a promise for future compliance which was specifically prohibited by *Edgmont Township, supra*. Pasch had an obligation to establish that he could fulfill his obligation to provide water and sewage facilities prior to the issuance of the special exception. See generally *Greth Dev. Group, Inc. v. Zoning Hearing Bd. of Lower Heidelberg Twp.*, 918 A.2d 181, 186 (Pa.Cmwlth. 2007). Despite finding that Pasch was unable to meet this obligation, the Board inexplicably granted the special exception on the belief that the requirement for sewer and water might possibly be met in the future. I find this action to be an error of law. Accordingly, the decision of the Board will be reversed.

In light of the foregoing, it is not necessary to address the Township's issue concerning whether the plan meets the definition of contiguous open space as set forth in the Zoning Ordinance. Nevertheless, it is interesting to note that very recently, when faced with the identical issue, the Zoning Board ruled completely opposite to its current ruling. See *Snyder Hardware, Inc. v. Zoning Hearing Board of Straban Township*, 07-S-786 (Adams, 2008). While the board is not bound by the rule of *stare decisis*, an administrative agency must render consistent opinions and should either follow, distinguish, or overrule its own precedent. *Peco Energy Co. v. Pennsylvania Pub. Util. Comm'n*, 791 A.2d 1155, 1166 (Pa. 2002). Here, the Board reached fundamentally inconsistent interpretations of its Zoning Ordinance despite a lack of any distinguishing factual pattern. Such contrary rulings leave the Board open to claims of favoritism, cronyism, and a biased administration of justice. As this decision is based upon other controlling issues, it is not necessary for further comment.

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 14th day of January, 2009, the decision of the Straban Township Zoning Hearing Board is reversed. The grant of a special exception is vacated.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-95 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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.:

BEGINNING at a point in the centerline of White Oak Tree Road (T-594), said point being located for the reference purposes, North 38 degrees 45 minutes 00 seconds East, a distance of 450 feet from the point in the center of said roadway, which marks the common point of adjoiner of Lot No. 17 on the hereinafter mentioned plan of subdivision with lands now or formerly of William C. Decker; thence extending in and through the centerline of White Oak Tree Road, North 38 degrees 45 minutes 00 seconds East, for a distance of 150 feet to a point in the centerline of said roadway at Lot No. 13 on the hereinafter mentioned plan of subdivision; thence departing from the centerline of White Oak Tree Road and extending along Lot No. 13, South 57 degrees 15 minutes 45 seconds East (erroneously referred to in a prior instrument of record as West) through a steel pin set 25.14 feet from the origin of this call, for a total distance of 280.86 feet to a steel pin at Lot No. 12 on the hereinafter mentioned plan of subdivision; thence continuing along Lot No. 12, South 57 degrees 15 minutes 49 seconds East (erroneously referred to in prior instrument as West for a distance of 200 feet to a steel pin which marks the common point of adjoiner of Lots Nos. 3, 42, 12, and 14; thence extending along Lot No. 3 of Section 1 of the Peakview Manor Subdivision, South 47 degrees 39 minutes 10 seconds West, for a distance of 151.01 feet to a steel pin at Lot No. 15, North 57 degrees 40 minutes 15 seconds West, through a steel pin set on the southernmost dedicated right-of-way line of White Oak Tree Road, a distance of 25.16 feet from the terminus of this call, for a total distance of 457.71 feet to the place of point of centerline of White Oak Tree Road, said point marking the place of BEGINNING.

CONTAINING 1.589 acres and being designated as Lot No. 14 on the final plan of subdivision of Sleepy Hollow, Section 2, prepare for KIMBCA, INC. by Mort Brown & Associates, dated June 19, 1984, recorded in the Office of the Recorder of Deeds for Adams County, PA, in Plat Book 40, at Page 58.

HAVING erected thereon, a single family dwelling, known and numbered as: 115 White Oak Tree Road.

UNDER AND SUBJECT nevertheless, to all restrictions, easements, and rights-of-way of record.

The improvements thereon being known as: 115 White Oak Tree Rd., York Springs, PA 17372.

TITLE TO SAID PREMISES IS VESTED IN Albert D. Davis and Janis M. Davis, h/w, as tenants of an estate by the entirety, by Deed from Esther M. Sloan, widow, by her attorney-in-fact, Esther M. Fisher, duly authorized by Power of Attorney Dated February 12, 2004, dated 11/23/2004, recorded 12/03/2004 in Book 3794, Page 68.

And the said Albert D. Davis died on 10/15/08 thereby vesting title in Janis M. Davis, surviving tenants by the entirety.

Tax Parcel: 22, H05-00060--000

Premises Being: 115 White Oak Tree Road, York Springs, PA 17372-8856

SEIZED and taken into execution as the property of **Albert D. Davis & Janis M. Davis** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1842 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 Cumberland Township, County of Adams, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of State Highway leading from Arendtsville to Gettysburg with an iron pin set back along the line; thence running in the center of said highway South 42 degrees

East, 100 feet to a point in the center of said highway with an iron pin set back along the line; thence running by land now or formerly of Grace A. Scott South 48 degrees West, 300 feet to an iron pipe; thence running by land of the same North 42 degrees West, 100 feet to an iron pin; thence running by land of the same North 48 degrees East, 300 feet to a point in the center of said highway with an iron pin set back along the line of the place of BEGINNING.

CONTAINING 11 Perches and 52.5 Square Feet.

Being the same premises by deed from Efrain Avila and Cecilia Avila, husband and wife dated 05/15/2006 and recorded 05/16/2006 in Book 4419 Page 166 granted and conveyed unto Jennifer L. McKinney, single and Robert L. Doyle, single as joint tenants with the right of survivorship.

TAX PARCEL#: 9-E-1-52

Property Address: 1762 Mummaburg Road, Gettysburg, PA 17325

SEIZED and taken into execution as the property of **Robert L. Doyle & Jennifer L. McKinney** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1608 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 following described real estate, lying and being situate in Liberty Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing iron pin on the southeastern edge of Shirley Trail; thence with lands now or formerly of Wayne E. Wivell, South 69 degrees 05 minutes 24 seconds East 515.46 feet to an existing iron pin; thence with lands now or formerly of Stephen M. Farkas, South 36 degrees 09 minutes 03 seconds West 206.75 feet to a set iron pin; thence with Lot No. 5 on the hereinafter described plan, North 69 degrees 05 minutes 24 seconds West 475.56 feet to a set iron pin at the southwestern edge of Shirley Trail; thence with the edge of Shirley Trail, North 25 degrees 03 minutes 14 seconds East 327.58 feet to an existing iron pin, the place of BEGINNING. CONTAINING 2.27 acres and being designated as Lot No. 4 on that plan of lots of R. Lee Royer and Associates Surveying dated June 17, 2004, and recorded in Adams County Plat Book 87, Page 61.

BEING the same real estate conveyed to Richard Carl Jackson, Jr. and Patricia L. Jackson, husband and wife, by deed of David M. Rawlings, single, dated April 27th, 2005, and intended to be recorded immediately prior hereto.

Parcel No. (25) B 17-0084 D

Premises Being: 69 Shirley Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Richard Carl Jackson, Jr. & Patricia L. Jackson** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1025 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 parcel of land situate in Reading Township, Adams County, Pennsylvania, designated County Map No. 20, Lake Meade Lot No. 906 as shown on the records of the Adams County Mapping Department, Miscellaneous Deed Book 1, page 6.

UNDER AND SUBJECT, NEVERTHELESS, to all rights of way, easements, restrictions and/or conditions of record.

Being Known As: 12 Stuart Drive, East Berlin, PA 17316

BEING the same premises by deed from Kevin L. Strickhouser and Sandi Michele Strickhouser, husband and wife dated 05/27/99 and recorded 05/28/99 in Book 1840 Page 88, granted and conveyed unto Rebekah S. Bodkin, single woman.

TAX PARCEL NO: (37)13-20

SEIZED and taken into execution as the property of **Rebekah S. Bodkin** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-650 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 the Township of Berwick, County of Adams, Commonwealth of Pennsylvania, as bounded and described, on a plan of lots entitled "Test Estates Phases IV", a planned residential community, dated March 30, 2005 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 89, Page 93 to wit:

BEING known and designated as Lot No. 59 in said Plan.

Being known as: 125 Deer Trail Drive, Hanover, PA 17331.

TITLE TO SAID PREMISES IS VESTED IN Joy Oparanozie by deed from NVR, Inc. dated May 30, 2007 and recorded June 14, 2007 in Deed Book 4871, Page 219, Instrument #200700011094.

TAX ID.: 04-L 11-0217-000

SEIZED and taken into execution as the property of **Joy Oparanozie** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-705 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 Cumberland Township, Adams County, Pennsylvania, being known as Unit No. 26 in Roselawn, a Planned Community, more particularly bounded and described in the As Built House Location Plan dated April 22, 2004 and recorded 3/24/2005 in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Miscellaneous Drawer, Record Book 5907 at Page 126 and the Declaration Plan relating to Roselawn, a Planned Residential Community, recorded on June 1, 2002 in the Office of the Recorder of Deeds for Adams County, Pennsylvania, in Record Book 2702 at Page 326, and the Declaration Plat recorded in the aforementioned Declaration Plan as Exhibit "D" and recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania in the Miscellaneous Drawer as set forth in Plan Book 76 at Page 51 which unit includes an undivided interest in the Common Expenses as defined and provided for in said Declaration all as amended which the first amendment is recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Record Book 2949 at Page 29 and the second amendment is recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Record Book 3459 at Page 231. Together with the right to use and enjoyment of the Common Elements as defined and provided for in said Declaration. Subject nevertheless, to conditions and covenants contained in the said Declaration and Exhibits thereto, as well as the Bylaws for the Roselawn Homeowners Association, Inc. recorded June 1, 2002 in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Record Book 2703 at Page 1.

TAX PARCEL : (9) F-12-255

Property Address: 41 Delaware Ridge, Gettysburg, PA 17325

SEIZED and taken into execution as the property of **Patricia A. Lenhart & Michael K. Lenhart** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-796 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 following described tract of land, together with a HUD certification label number PFS922503/504 make Fleet Wood Homes built 10/05/2005 Manufacturers Serial Number 4563K affixed to and made apart of the real property situate, lying and being in Oxford Township, Adams County, Pennsylvania, bounded and described as follows: see Exhibit "A" attached hereto and made a part hereof.

ALL that lot of ground situate in Oxford Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located at the northernmost corner of Lot No. 10 on the plan of lots referred to below and at the center of a proposed 50 foot street; thence South 51 degrees East, 155.65 feet to a steel pin; thence South 39 degrees 10 minutes West, 129.5 feet to an iron pin thence through Lot No. 9 on the plan of lots referred to below North 50 degrees 50 minutes West, 155.65 feet to an iron pin; thence along the northernmost boundary line of said Lot Nos. 9 and 10 and through the center of a proposed 50 foot street North 38 degrees 50 minutes East, 129.05 feet to an iron pin, the place of BEGINNING. CONTAINING 20,121 square feet.

BEING all of Lot No. 10 and a portion of Lot No. 9 as shown on the plan of lots prepared by J. H. Rife, Registered Engineer, on April 6, 1966, revised May 28, 1968, revised September 22, 1969, and revised by Richard W. Boyer, Registered Surveyor, on September 14, 1972.

TOGETHER WITH a right of way in perpetuity to the Grantee, her heirs and

assigns, to be used in common with the Grantors, their heirs and assigns: as a means of ingress, egress and regress to Township Route T-498, said right of way is described as follows:

BEGINNING at the curb or Township Route T-498 at the common corner of Lot Nos. 7, 8 and 12 on the plan of lots above referred to thence along the northern boundary lines of Lot Nos. 8 and 0 North 38 degrees 50 minutes East, 211.59 feet to an iron pin; thence through Lot No. 9 South 50 degrees 50 minutes East 25 feet to a point; thence through Lot Nos. 8 and 9 South 38 degrees 50 minutes West, 211.59 feet to a point located on the northeastern boundary line of Lot No. 7; thence along said northeastern boundary of Lot No. 7; North 51 degrees 25 minutes West, 25 feet to a point at the curb of Township Route T-498, the place of BEGINNING.

BEING the same premises by deed dated 07/23/2007, given by Stephanie M. Lookenbill, Executrix under the Last Will and Testament of Pauline Marie Hoffman, deceased to Roger S. McDannell and recorded 09/19/2007 in Book 4982 Page 149 instrument #200700017841.

SEIZED and taken into execution as the property of **Roger S. McDannell** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-895 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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) tracts of land situate, lying and being in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

Tract No. 1

BEGINNING at a railroad spike situated on the east side of the Highway leading from Granite Station to Hunterstown at corner of lands now or formerly of Esther B. Rutt; thence by said lands North 87 degrees 23 minutes East 250 feet to an iron pin at other lands now or formerly of David W. McDannell; thence by other land now or formerly of David W. McDannell South 02 degrees 37 minutes East 110.0 feet to an iron pin; thence by the same South 87 degrees 23 minutes West 250.0 feet to an iron pin on the east side of the Highway leading from Granite Station to Hunterstown; thence along the eastern side of said Highway North 02 degrees 37 minutes West 110.0 feet to a railroad spike, the place of BEGINNING. CONTAINING 101 Perches.

The above description was taken from a draft of survey by LeRoy H. Winebrenner, C.S., dated August 1, 1963.

Tract No. 2

BEGINNING at a railroad spike on the east side of the State Highway leading from Hunterstown to Granite Station, which spike is situated North 2 degrees 37 minutes West, 293.0 feet from a large oak at corner of lands now or formerly of Harry W. Luckenbaugh; thence in and along said State Highway, North 2 degrees 37 minutes West, 120.0 feet to a spike in the center of said State Highway; thence by other lands now or formerly of David W. McDannell and Charlotte K. McDannell, husband and wife, North 87 degrees 23 minutes East, 250.0 feet to an iron pin; thence by the same, South 2 degrees 37 minutes East, 120.0 feet to an iron pin; thence by the same, South 87 degrees 23 minutes West, 250.0 feet to a railroad spike, the place of BEGINNING. CONTAINING 110 Perches.

The above description was taken from a draft of survey prepared by LeRoy H. Winebrenner, C.S., dated August 1, 1963.

Property address: 1715 Granite Station Road, Gettysburg, PA 17325

Being the same which Ann E. Harman, single by deed dated July 26, 2004, which deed is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 3650 at page 287, sold and conveyed unto Karl R. Shively and Christi C. Shively, husband and wife.

Parcel No. (38) H 11-0038

SEIZED and taken into execution as the property of **Karl R. Shively & Christi C. Shively** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1851 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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.:

BEGINNING at a point in or near the centerline of an alley and at Lot No. 3 of the hereinafter named development; thence extending along said alley South 20 degrees 43 minutes 26 seconds east 44 and 29 hundredths 44.29 feet to a point at a curve; thence by a curve to the right having a call of 94 degrees 13 minutes 26 seconds a radius of 25 feet an arc distance of 41.11 feet a chord bearing South 26 degrees 23 minutes 17 seconds West, a chord length of 36.63 feet; thence along Atlantic Avenue the following courses and distances: South 73 feet 30 minutes 00 seconds West 45.87 feet to a curve; thence by a curve to the right having an angle of 2 degrees 58 minutes 20 seconds, a radius of 495 feet, an arc distance of 25.68 feet a chord bearing of South 74 degrees 59 minutes, 10 seconds, West a chord length of 25.88; thence by another curve having a central angle of 82 degrees 48 minutes 15 seconds, a radius of 25 feet, an arc of 36.13

feet, a chord bearing of North 62 degrees 07 minutes 33 seconds West, a chord length of 33.07 feet; thence along the Northern line of Cider Drive, 20 degrees 43 minutes 26 seconds West 38 and 50/100's feet to a point at lot No. 3; thence along lot No. 3 North 69 degrees 16 minutes 34 seconds East 120 feet to a point in or near the centerline of said alley and place of BEGINNING.

BEING Lot No. 2 on a final plan, section 1 of Apple Hill prepared by Morrow Engineering Company dated February 1978. Said plan is recorded in the Adams County Recorder's Office in Plat Book 35 at page 82 and 82A.

Being Known As: 102 Cider Drive, York Springs, PA 17372.

TITLE TO SAID PREMISES IS VESTED IN Jason E. Swartz and Sarah Swartz by deed from Jason E. Swartz, a married person dated September 26, 2005 and recorded October 6, 2005 in Deed Book 4155, Page 172.

TAX ID. #: (42)-002-0057

SEIZED and taken into execution as the property of **Jason E. Swartz & Sarah Swartz** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-155 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 or parcel of land situated in Conewago Township, Adams County, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point along Sterling Drive right-of-way and running with said right-of-way South 01 degree 33 minutes 27 seconds West, a distance of 90.00 feet to a point; thence leaving said right-of-way North 88 degrees 26 minutes 33 seconds West, a distance of 170.00 feet to a point; thence North 01 degree 33 minutes 27 seconds East, a distance of 90.00 feet to a point; thence South 88 degrees 26 minutes 33 seconds East, a distance of 170.00 feet to a point; to the place of BEGINNING.

BEING known as Lot No. 108, The Preserves, Phase II, as shown on the aforementioned Final Subdivision and Land Development Plan and having an area of 15,300 square feet, 0.351 acres. The foregoing legal description is in conformance with the Final Subdivision and Land Development Plan for The Preserves, Phase II, dated January 5, 2004, last revised March 11, 2004, prepared by KPI Technology, recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania, in Subdivision Plan Book 87, page 30.

UNDER AND SUBJECT to any and all conditions, restrictions, easements, rights-of-way, agreements and covenants of record as well as those which a physical inspection of the property would disclose, including but not limited to those outlined in the Declaration of The Preserves, a Planned Community, dated March 23, 2004, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, on April 21, 2004, in Record Book 3537, page 1; First Amendment dated October 14, 2004, and recorded October 26, 2004, in Record Book 3748, page 319; Second Amendment dated June 10, 2005, and recorded on June 22, 2005, in Record Book 4015, page 1, (as the same may be amended from time to time) and the aforementioned Final Subdivision and Land Development Plan.

TITLE TO SAID PREMISES IS VESTED IN Terri L. Smithburger, by Deed from Harvest Investment Group, LLC, dated 12/19/2006, recorded 04/11/2007 in Book 4799, Page 220.

Tax Parcel: (08) 003-0087---000

Premises Being: 23 Sterling Drive, Hanover, PA 17331

SEIZED and taken into execution as the property of **Terri L. Smithburger** 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 8, 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.

11/20, 25 & 12/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-545 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 Union Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point on the westerly side of public highway known and identified as Pennsylvania Legislative Route No. 01070, said point being thirty (30) feet, West of the center of said public highway, and at Lot No. 5, Section 1 of Tanglewood Heights, said point of beginning being located in the center of a fifteen (15) feet wide drainage easement hereinafter referred to; thence along the westerly side of the aforementioned Pennsylvania Legislative Route No. 01070, South twenty-eight (28) degrees, fifty-seven (57) minutes twenty-seven (27) seconds East, one hundred (100) feet to a point at Lot No. 7, Section 1 of Tanglewood Heights; thence along Lot No. 7, Section 1 of Tanglewood Heights; South sixty-one (61) degrees two (02) minutes thirty-three (33) seconds West, two hundred (200) feet to a point at lands now or formerly of Tanglewood Heights, Inc.; thence along said lands, North twenty-eight (28) degrees fifty-seven (57) minutes twenty-seven (27) seconds West, one hundred (100) feet to a point in the middle of the aforementioned

fifteen (15) feet wide drainage easement and Lot No. 5, Section 1 of Tanglewood Heights; thence through the middle of the aforementioned fifteen (15) feet wide drainage easement and along Lot No. 5, Section 1 of Tanglewood Heights, North sixty-one (61) degrees two (02) minutes thirty-three (33) seconds East, two hundred (200) feet to a point on the western side of the aforementioned Pennsylvania Legislative Route No. 01070, the place of BEGINNING.

CONTAINING 20,000 square feet and being identified as Lot No. 6, Section 1, of Tanglewood Heights, Inc., the place of Section 1 of Tanglewood Heights being recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plat Book No. 1, at page 8.

TAX PARCEL: 41-K-18-0054

Property Address: 1067 Pine Grove Road, Hanover, PA 17331

SEIZED and taken into execution as the property of **Patricia C. Slater & Timothy C. Slater** 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 8, 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.

11/20, 25 & 12/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-862 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot of ground, situate on the north side of Main Street in the Borough of McSherrystown, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of Main Street at land now or formerly of Melvin Ohier, thence by said lands in a northerly direction for a distance of 176.3 feet to a point at a public alley thence by said alley in a westerly direction for a distance of 54.5 feet, more or less, to a point at lands now or formerly of Paul Topper, thence by said lands in a southerly direction for a distance of 178.5 feet to a point on the north side of Main Street aforesaid, thence by the same in an easterly direction for a distance of 81.5 feet, more or less, to a point, the place of beginning.

Tax Id#: (28) 002-0093

TITLE TO SAID PREMISES IS VESTED IN Shellie L. Neiderer, a single woman, by Deed from Beverley A. Neiderer, dated 03/21/2003, recorded 03/26/2003 in Book 3027, Page 254.

Tax Parcel: 28-002-0093-000

Premises Being: 81 Main Street, McSherrystown, PA 17344-2103

SEIZED and taken into execution as the property of **Shellie L. Neiderer** 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 8, 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.

11/20, 25 & 12/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-779 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 known on the Town of Hampton, in the Township of Reading, County of Adams, and State of Pennsylvania, as Lot No. 4, bounded and described as follows:

BEGINNING at Lot No. 3; thence along Baltimore Street, South 20 degrees East, 65 feet to an alley; thence North 60-1/2 degrees East 200 feet to an alley; thence North 20 degrees West, 65 feet to Lot No. 3; thence South 60-1/2 degrees West, 200 feet to the place of BEGINNING.

UNDER AND SUBJECT, nevertheless, to restrictions and easements of record. This conveyance is made subject to any existing easements and restrictions on the premises.

TITLE TO SAID PREMISES IS VESTED in Elwood M. Stambaugh, by Deed from Brandt L. West, dated 09/16/2005, recorded 02/14/2006 in Book 4314, Page 106.

Tax Parcel: (36) 001-0048---000

Premises Being: 5375 Carlisle Pike, New Oxford, PA 17350-9629

SEIZED and taken into execution as the property of **Elwood M. Stambaugh** 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 8, 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.

11/13, 20 & 25

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-644 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 following piece, parcel or tract of land situate, lying and being in Berwick Township, Adams County, Pennsylvania, more particularly described as follows, to wit:

BEING shown on a plan of lots entitled 'Test Estates Phase III', a Planned Residential Community, dated July 30, 2003 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 86, page 55, and designated as Lot No. 48 thereon.

TITLE TO SAID PREMISES IS VESTED IN Pearl E. Nicely, a married woman, by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes, dated 12/23/2005, recorded 01/06/2006 in Book 4274, Page 25.

Tax Parcel: (04) L 11-0228---000

Premises Being: 125 North Orchard View Drive, Hanover, PA 17331

SEIZED and taken into execution as the property of **Pearl E. Nicely a/k/a Pearl E. Grant** 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 8, 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.

11/13, 20 & 25

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.

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. 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

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-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

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 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

SECOND PUBLICATION**ESTATE OF WILLIAM E. BROWN, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Executors: William L. Brown, Donald J. Brown and Janet L. Brown, c/o Jane M. Alexander, Esq., 148 S. Baltimore St., Dillsburg, PA 17019

Attorney: Jane M. Alexander, Esq., 148 S. Baltimore St., Dillsburg, PA 17019

ESTATE OF EUGENE G. JURASINSKI, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Charlotte A. Jurasinski, 42 Battalion Lane, Gettysburg, PA 17325

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

THIRD PUBLICATION**ESTATE OF VIOLA BAUGHER a/k/a ELSIE VIOLA BAUGHER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrices: Phyllis M. Baugher and Janet L. Riley, 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

ESTATE OF KENNETH T. FROCK, SR. a/k/a KENNETH THOMAS FROCK, SR., DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Virginia F. Frock, 325 W. King St., Littlestown, PA 17340

Attorney: George W. Swartz, II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF GLADYS M. GARRETT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Jane E. Fuhrman, 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

ESTATE OF DONALD E. KROFT, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Linda M. Kroft, c/o Morris & Vedder, 32 N. Duke St., P.O. Box 544, York, PA 17405

Attorney: Rand A. Feder, Esq., Morris & Vedder, 32 N. Duke St., P.O. Box 544, York, PA 17405

ESTATE OF DOROTHY A. STRAS-BAUGH, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administratrix: Judith A. Holmes, c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013

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

ESTATE OF ANDREW B. TAYLOR, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Administrator: Ryan E. Taylor, 50 Ditzler Avenue, Biglerville, PA 17307

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

ESTATE OF KATHRYN E. YINGLING, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Carl G. Yingling, 105 Park Avenue, Gettysburg, PA 17325

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

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-795 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of December, 2009, 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 Mt. Pleasant Township, Adams County, Pennsylvania, being Lot No. 682 of Lake Heritage Subdivision, and more particularly bounded and described as follows:

BEGINNING at an existing 3/4 inch steel rod on the eastern edge of Grant Drive at corner of Lot No. 681, now or formerly of Jimmy Artis; thence by said Lot No. 681, South 62 degrees 31 minutes 00 seconds East, 210.00 feet to an existing 3/4 inch steel rod on line of land now or formerly of Kenneth Dayhoff; thence by said land of Kenneth Dayhoff, South 27 degrees 30 minutes 42 seconds West, 75.00 feet to an existing concrete monument at corner of Lot No. 683, now or formerly of David Flood; thence by said Lot No. 683, North 62 degrees 31 minutes 00 seconds West, 210.00 feet to a point in 10 inch cedar (said point being North 3 degrees 15 minutes 00 seconds East, 0.72 feet from an existing concrete monument) on the eastern edge of Grant Drive, aforesaid; thence along Grant Drive, North 27 degrees 30 minutes 42

seconds East, 75.00 feet to an existing 3/4 inch steel rod, the point and place of BEGINNING. CONTAINING 15,750 Square Feet.

The above description was taken from a draft of survey prepared by Adams County Surveyors dated March 15, 1995.

TOGETHER WITH rights and SUBJECT TO restrictions referred to in the above recited deed and contained in Deed Book 353 at page 958.

TITLE TO SAID PREMISES IS VESTED in Brian R. Dougherty, by Deed from Shawn J. Smith and Christina L. Smith, his wife, dated 06/25/1999, recorded 06/25/1999 in Book 1861, Page 39.

Tax Parcel: 33.005-0158.000

Premises Being: 682 Grant Drive, Gettysburg, PA 17325-8946

SEIZED and taken into execution as the property of **Brian R. Dougherty** 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 8, 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.

11/20, 25 & 12/4

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

REMACÉ

LTD.

REALTY CONSULTANTS

RESIDENTIAL & COMMERCIAL REAL ESTATE APPRAISAL SERVICES

Estate & Tax Planning
Divorce & Action in Partition
Business Succession Planning & Dissolution
Condemnation
Diminution, Easement, and Restrictive Covenant Valuation
Tax Assessment Appeals
Litigation Appraisal & Qualified Expert Testimony

PA State Certified Appraisers Serving South Central Pennsylvania

439 West Market Street, York, PA 17401
Phone: (717) 843-5104 or 888-811-8196
Fax: (717) 848-5393 • Web: www.remace.com