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IN THIS ISSUE

KOPP VS. TUBIES

This opinion continued from last issue (3/13/2009)

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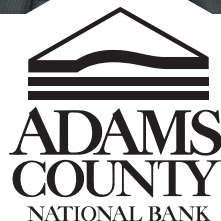
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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-912 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 3rd day of April, 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 tract of land situate, lying and being in Germany Township, Adams County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the center of Pennsylvania Legislative Route No. 01056; thence continuing in the center of said route North 86 degrees 17 minutes 50 seconds West, 123.44 feet to a point in the center of the aforesaid Pennsylvania Legislative Route No. 10056; thence through a steel pin 25 feet from aforesaid point and by lands now or formerly of Calvin Zinn, North 21 degrees 15 minutes East, 372.07 feet to a steel pin at lands now or formerly of Claude Garrick; thence by same South 86 degrees 22 minutes 10 seconds East, 114.77 feet to a steel pin; thence by same, South 21 degrees 9 minutes West, 311.75 feet to a steel pin; thence by same, South 13 degrees 35 minutes 40 seconds West, 58.35 feet to the place of BEGINNING, CONTAINING 0.9426 Acres.

The above description was taken from a draft of survey by J. H. Rife, R. E., dated May 23, 1962.

Being the same which Wayne A. Reinaman and Diane Reinaman, his wife, and Laraine K. Haverstick and John Haverstick, her husband, by their deed dated March 19, 1999, which said deed is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 1807 at page 45, sold and conveyed unto Jimmie C. Bowers and Betty L. Bowers, husband and wife, and Robert M. Ranoull and Amy L. Ranoull, husband and wife, the Grantors herein.

LESS, HOWEVER, a 1909 square foot parcel, which was conveyed to Frederick Whistler, by deed, dated March 2, 2000, and recorded in the Office of the Recorder of Deeds of Adams County,

Pennsylvania, in Record Book 2009 at page 211.

TITLE TO SAID PREMISES IS VESTED IN Amy Lynn Ranoull, the Administratrix of the Estate of Robert Michael Ranoull, Deceased and Amy Lynn Ranoull, wife, and Susan Mae Rutledge, daughter, both of 286 Georgetown Road, Littlestown and heirs at law of the Estate of Robert Michael Ranoull, Deceased by reason of the following:

AND THE SAID Robert Michael Ranoull being so seized thereof, departed this life on June 15th, 2006, intestate, leaving to survive the following heir(s) at law: Amy Lynn Ranoull, wife, and Susan Mae Rutledge, daughter, both of 286 Georgetown Road, Littlestown AND Letters of Administration on the Estate of Robert Michael Ranoull aforesaid were duly granted unto Amy Lynn Ranoull by the Register of Wills of Adams County, Pennsylvania on June 26th, 2006 at Estate Docket #0106-0237.

Tax Parcel: 15-118-0054-000

Premises Being: 286 Georgetown Road, Littlestown, PA 17340

SEIZED and taken into execution as the property of **Amy L. Ranoull a/k/a Amy Lynn Ranoull** 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 April 24, 2009, 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.

3/6, 13 & 20

NOTICE

On the 24th day of March, 2009, at 9:00 a.m., a hearing will be held in the Adams County Courthouse, Fourth Floor, Gettysburg, PA, to determine whether the Gettysburg Area School District shall sell its student built house located at 95 Pin Oak Lane (Cumberland Township), Gettysburg, Pennsylvania, 17325 to William H. Hall for the purchase price of \$280,000, upon terms and conditions set forth in an Agreement of Sale dated February 17, 2009.

Any person who wishes to oppose the sale must attend the hearing and be heard.

Robert L. McQuaide
Solicitor
(717) 337-1360

3/6, 13 & 20

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, that TOM BECKER TREE SERVICE filed a Fictitious Name Registration with the Pennsylvania Department of State on January 29, 2009 under the provisions of the Pennsylvania Business Corporation Law of 1988.

Samuel E. Teeter, Esq.
Teeter, Teeter & Teeter

3/20

KOPP VS. TUBIES

Continued from last issue (3/13/2009)

Kopp next argues that the Court erred by failing to consider an alleged confidential relationship between the parties of which Tubies took advantage of in unjustly enriching himself. It is difficult to address this issue as Kopp's argument is unclear. To the extent Kopp challenges this Court's credibility determination, the claim is meritless. It is well settled that the trial court, sitting as fact-finder, is free to believe all, part, or none of the evidence presented. *Stokes v. Gary Barbera Enterprises, Inc.*, 783 A.2d 296, 297 (Pa.Super. 2001), *appeal denied*, 797 A.2d 915 (2002). While observing the demeanor of the witnesses from the witness stand, there was nothing to suggest an overbearing relationship between the parties. Although Kopp claimed to have trusted Tubies, her claim is somewhat belied by her later testimony. For instance, Kopp acknowledged having third parties that she relied upon review the sales agreement related to the sale of the condo. See Trial Transcript, pg. 48. Additionally, Kopp was accompanied by her daughter during critical discussions with Tubies. Importantly, Kopp acknowledged that the purchase of the condominium by Tubies was an arm's-length transaction. See Tr., pg. 45.

The puzzling nature of Kopp's current claim arises from a paucity of any indication in the record that this Court did not consider the extent of the relationship between the parties. As set forth above, the existence, or lack thereof, of a confidential relationship had no bearing on the lack of legal merit to Kopp's claims for specific performance and constructive trust. Additionally, the final judgment in this matter resulted in a monetary award against Tubies and in favor of Kopp. Thus, there is no support in the record for Kopp's claim that this Court failed to consider evidence of the parties' relationship or, if so, that Kopp was prejudiced. Accordingly, there is a lack of merit to this vague challenge.

Kopp's claim of trial error in sustaining Tubies' objection to Exhibit 15 is meritless. Initially, I note that Kopp describes Exhibit 15 as being an amortization schedule which was allegedly excluded by the Court. The trial transcript, however, reflects the amortization schedule to be Exhibit 14. The transcript further reflects that Exhibit 14 was introduced and admitted as evidence without objection. See Trial Transcript, pg. 48. Kopp's claim, therefore, is patently frivolous.

During trial, Kopp attempted to have her daughter testify in regard to mathematical calculations breaking down a monthly payment

made to Tubies based upon the previously referenced amortization schedule. Although this Court permitted limited testimony in that regard, objection to an exhibit summarizing her calculations was sustained as argumentative and unnecessarily cumulative. This Court can only speculate that it is the preclusion of this evidence to which Kopp currently appeals. Nevertheless, it is meritless.

The admission of evidence is a matter committed to the sound discretion of the trial court. *Commonwealth v. Edwards*, 903 A.2d 1139, 1156 (Pa. 2006). The court's evidentiary decisions will not be overturned absent an abuse of discretion. *Id.* The trial court is well within its prerogative in excluding evidence that in the context of the litigation is merely repetitive or time consuming. Thus, multiple sources of different evidence as well as multiple similar sources establishing the same fact are properly excluded. See *Commonwealth v. Dent*, 837 A.2d 571, 577 (Pa.Super. 2003).

Instantly, Kopp was permitted to introduce the amortization schedule which she claimed corroborated her testimony. Additionally, her witness was permitted to summarize the argument which she claims supported her position. Although greater leeway may have been granted in a jury trial, there was no need to rehash this information in a non-jury setting as this Court understood and considered the argument. Unfortunately for Kopp, it was not the preclusion of relevant evidence that resulted in the judgment but rather this Court's finding that the argument lacked credibility.

Kopp's remaining challenges attack the amount of judgment entered in favor of Tubies. These challenges appear to be a combination of claims of legal error and abuse of discretion in the credibility determinations reached by this Court. The challenges fail, however, because as previously mentioned, the trial court, sitting as fact-finder, is free to believe all, part, or none of the evidence presented. *Makozy v. Makozy*, 874 A.2d 1160, 1167 (Pa.Super. 2005). Although Kopp may very well disagree with this Court's conclusions, her disagreement is not a basis to revisit the judgment. Several of Kopp's challenges in this regard lack merit as there is sufficient evidence of record to support this Court's conclusions.

Initially, Kopp challenges a monetary credit in favor of Tubies for past due rent on the condominium unit. One need look no further, however, than the testimony of Kopp to find evidence supporting the Court's

conclusion. At trial, Kopp admitted she had agreed with Tubies to make rental payment while she resided in the condominium of \$430 per month. Trial Transcript, pg. 14-15. She further acknowledged leasing the condominium for a five-month period. Trial Transcript, pg. 68. She claims to have made three payments during that period of time totaling approximately \$662. Tr., pg. 15-16.⁸ This Court's finding is further supported by paragraph 1 of the Articles of Agreement signed on March 2, 2005 which provides for a monthly rental payment of \$430. Kopp's non-specific statements of subsequent agreement with Tubies to reduce the monthly rent were rejected by this Court as incredible.

Similarly, the record supports this Court's adjustment of the final award for payments made by Tubies for the sewage bill, insurance, step repair, water heater vent, water heater, and loan interest. The deductions are properly authorized by paragraph 2 of the March 2, 2005 Articles of Agreement which permit Tubies to deduct "any outstanding debts or obligations for rent or other costs or expenses that Kopp would owe Tubies." To the extent that this language is ambiguous, Kopp acknowledged responsibility for the obligations. Trial Transcript, pg. 66-67. Moreover, this Court found credible Tubies' testimony that the parties had contemplated all such costs being deducted before distribution of any proceeds to Kopp. See generally Trial Transcript, pg. 99-106.

In analyzing this issue, it is important to recognize that a number of the items which Kopp currently complains about were items which improved the condominium and enhanced its value to the benefit of both parties. For instance, the step repair, water heater vent, and new water heater were items installed to improve the marketability of the condominium. Importantly, those items were not credited to Tubies from Kopp's share of the sale proceeds but rather were deducted from the sale price of the condominium prior to distribution of the proceeds. The distinction is significant as both Kopp and Tubies shared payment of those expenses. It is common practice that expenses related to the improvement of realty be deducted from

⁸ Although Kopp's testimony reflected that part of one of the payments was to pay Tubies for fixing her dryer, this Court essentially credited all of her payment to rent. I note that the October 9, 2007 Order contains a typographical error reflecting that Kopp was credited for payments in the amount of \$662.00 against the rent. Nevertheless, the Court properly calculated and credited payments for \$662.20 (\$2,150 rent minus \$662.20 totals \$1,487.80 due in delinquent rent).

the gross sales price prior to distribution. There is no reason to deviate from that equitable practice instantly.

Kopp's final claim is that this Court committed error in interpreting the contract to require any excess proceeds from the sale of the condominium to be equally divided after the payment of costs and expenses. Kopp suggests that the contract requires 100 percent of the excess proceeds to be paid to her. She cites a provision of the agreement which reads that "if Candace Kopp is current with her rental payment with George Tubies that upon the sale of the real estate, George Tubies will reimburse Candace Kopp for any excess equity that she might have had." On the other hand, Tubies cites a specific reference in the agreement that the parties agree "to split any net proceeds...less the amount of any outstanding debts or obligations for rent or other costs or expenses that Kopp would owe Tubies." This issue turns upon application of the rules of contract interpretation.

When interpreting the language of a contract, the intention of the parties is a paramount consideration. *Thomas Rigging and Constr. Co., Inc. v. Contraves, Inc.*, 798 A.2d 753, 755 (Pa.Super. 2002). Where agreements contain clear and unambiguous terms, it is necessary only to examine the writing itself to give effect to the parties' intent. *Osiel v. Cook*, 803 A.2d 209, 213 (Pa. Super. 2002). A contract is ambiguous, however, if the terms are reasonably or fairly susceptible to different constructions and are capable of being understood in more than one sense. *Cordero v. Potomac Ins. Co. of Illinois*, 794 A.2d 897, 900 (Pa.Super. 2002). Where the language of a contract is ambiguous, the provision is to be construed against the drafter. *Cordero*, 794 A.2d at 900.

Undoubtedly, the language of the agreement could have been drafted more precisely. Nevertheless, there is no ambiguity in the language of the section cited by Kopp which requires, as a condition of distribution of proceeds, that Kopp be "current with her rental payments." Testimony at trial was unequivocal in establishing that Kopp was delinquent on her rental payments to Tubies. Accordingly, the provision cited by Kopp is inapplicable as a condition precedent has not been met.

Similarly, there is no ambiguity in the language cited by Tubies that the net proceeds would be split to the extent they exceeded Tubies' purchase price of \$55,000. This provision is in accord with what credible testimony revealed at trial to be the intent of the parties.

At the time of the transaction, Kopp was facing sheriff's sale of the condominium. Experience teaches that in such circumstances, any equity Kopp would have had in the property would be lost. In order to preserve her approximately \$19,600 in equity, the parties entered into an agreement wherein Tubies would save the property from foreclosure by purchasing the property from Kopp at the price she originally paid for it. After satisfying the mortgage, the difference between the mortgage and the original purchase price would remain Kopp's profit. To the extent the parties received additional proceeds from the condominium's resale, those proceeds would be equally divided. As Tubies testified at trial, the agreement was a win/win for both parties. Kopp was to receive her equity and a portion of the profit which would otherwise have been lost; Tubies was to receive a share of the profit as a result of his efforts and investment. Kopp's current argument that Tubies went through this exercise and risk without any expectation of compensation is unrealistic. Accordingly, both the clear language of the contingency and this Court's factual determination as to the intention of the parties led to a judgment based upon a split of the sale proceeds from the condominium.

For the foregoing reasons, it is requested that judgment in this matter be affirmed.⁹

⁹Since Pennsylvania law recognizes that simple interest at the statutory rate is recoverable as damages for breach of contract from the time performance was due, *Pennies v. Pennsylvania Railroad Co.*, 183 A.2d 544, 546 (Pa. 1962); *Pittsburgh Construction Co. v. Griffith*, 834 A.2d 572, 590 (Pa.Super. 2003), the verdict in this matter shall be molded to include interest in the amount of \$2,398.96. A trial court may mold a verdict to include pre-judgment interest even after an appeal has been taken. *Pittsburgh Construction Co. v. Griffith*, 834 A.2d at 591. See also Pa. R.A.P. 1701(b)(1).

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1231 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 3rd day of April, 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 tract of land situate, lying and being in Latimore Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in Ridge Road at corner of Lot No. 5 on the hereinafter referred to plan of lots; thence in said Ridge Road North 45 degrees 35 minutes 36 seconds East, 200.00 feet to a point in said Ridge Road, at corner of Lot No. 7 on the hereinafter referred to plan of lots; thence by said Lot No. 7, and passing through a reference point set back 25 feet from the last mentioned point, South 44 degrees 24 minutes 24 seconds East, 435.00 feet to a point on line of land now or formerly of Joseph L. Cicierski, Jr.; thence by said land of Joseph L. Cicierski, Jr., South 45 degrees 35 minutes 36 seconds West, 200.00 feet to a point at corner of Lot No. 5 on the hereinafter referred to plan of lots; thence by said Lot No. 5, passing through a reference point set back 25 feet from the next mentioned point, North 44 degrees 24 minutes 24 seconds West, 435.00 feet to a point in Ridge Road, the point and place of BEGINNING, CONTAINING 1.9972 Acres.

The above description was taken from a plan of lots prepared by John R. Williams, P.L.S., dated February 9, 1999, recorded in Plat Book 75 at page 93, designating the above as Lot No. 6.

BEING the same lands and premises conveyed to Joseph R. French and Lorri L. French, husband and wife, as tenants of an estate by the entireties, by Deed from Joseph L. Cicierski, Jr. and June N. Cicierski, husband and wife dated January 4, 2001 and recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania on January 12, 2001 in Book 2195, Page 203.

Parcel # (23) J04-0006D

Being also known as 1329 Ridge Road, York Springs, PA 17372

SEIZED and taken into execution as the property of **Joseph R. French & Lorri L. French** 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 April 24, 2009, 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.

3/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1388 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 3rd day of April, 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 Germany Township, County of Adams, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a steel pin set in the centerline of a right of way known as Harney Road (SR 2014) and at Lot No. 8 of the hereinafter referenced subdivision plan; thence along Lot No. 8 South 17 degrees 41 minutes 32 seconds West 297.64 feet to a steel pin set at other lands now or formerly of Merle C. Weant; thence along said Weant lands North 76 degrees 57 minutes 00 seconds West 150.00 feet to a steel pin set; thence continuing along said Weant lands and lands now or formerly of Tony R. Forbes North 17 degrees 41 minutes 32 seconds East 297.64 feet to a steel pin set in the centerline of the above mentioned Harney Road; thence in and through Harney Road South 76 degrees 57 minutes 00 seconds East 150.00 feet to a steel pin set at Lot No. 8 the point and place of BEGINNING, CONTAINING 1.022 acres and being identified as Lot No. 7 on a Final Subdivision Plan dated October 22, 1999, prepared by Group Hanover, Inc. for Merle C. Weant and recorded in the Office of the Recorder of Deeds in and for Adams County, in Record Book 77 at Page 95.

BEING the same premises which Bon Ton Builders, Inc. a Pennsylvania corporation, by deed dated February 9, 2001, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 2214 at Page 6, granted and conveyed unto Mario J. Lagunas and Kristi L. Lagunas, the Grantors herein.

TITLE TO SAID PREMISES IS VESTED IN **Fermelis Cortez-Chavez**, by Deed

from Mario J. Lagunas and Kristi L. Lagunas, h/w, dated 02/08/2007, recorded 02/09/2007 in Book 4738, Page 241.

Tax Parcel: (15)-H18-0103-000

Premises Being: 1667 Harney Road, Littlestown, PA 17340-9373

SEIZED and taken into execution as the property of **Fermelis Cortez-Chavez** 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 April 24, 2009, 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.

3/6, 13 & 20

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN of the filing with the Department of State of the Commonwealth of Pennsylvania, on March 5, 2009, under the Fictitious Name Act, of an Application for the registration of the fictitious name **GOLDENVILLE FARMS**, with its principal office or place of business at 650 Goldenville Road, Gettysburg, Pennsylvania 17325. The names and addresses of the individuals who are party to the registration are: Dean R. Plank, 650 Goldenville Road, Gettysburg, Pennsylvania 17325 and Dolores E. Plank, 650 Goldenville Road, Gettysburg, Pennsylvania 17325.

Pyle and Entwistle
66 West Middle Street
Gettysburg, PA 17325

3/20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-843 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 3rd day of April, 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 tract of land situate, lying and being in Germany Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a steel pin set in Gettysburg Road (T-434), and at corner of Lot No. 17; thence by said Lot No. 17, North 82 degrees 44 minutes 25 seconds East, 412.96 feet to a steel pin set at corner of Lot No. 17 and other land of Ronald W. Smith Investment Company, Inc.; thence by said land of Ronald W. Smith Investment Company, Inc., North 82 degrees 36 minutes 27 seconds East, 406.39 feet to a steel pin set; thence continuing by the same North 29 degrees 13 minutes 11 seconds East, 12.66 feet to a concrete monument; thence continuing by the same South 73 degrees 20 minutes 22 seconds East, 486.49 feet to a steel pin; thence South 29 degrees 13 minutes 11 seconds West, 993.88 feet to a steel pin; thence North 89 degrees 34 minutes 15 seconds West, 826.55 feet to a steel pin in Gettysburg Road (T-434); thence in and along said Gettysburg Road (T-434) North 00 degrees 25 minutes 45 seconds East, 312.97 feet to a steel pin in Gettysburg Road (T-434) and corner of Lot No. 14; thence by said Lot No. 14, South 89 degrees 34 minutes 15 seconds East, 335.00 feet to a concrete monument; thence by Lot No. 14, Lot No. 15 and Lot No. 16, North 00 degrees 25 minutes 45 seconds East, 320.17 feet to a concrete monument at a corner of Lot No. 16; thence by said Lot No. 16, North 41 degrees 58 minutes 04 seconds West, 175.80 feet to a monument; thence by said Lot No. 16, North 89 degrees 34 minutes 15 seconds West, 216.46 feet to a steel pin in the Gettysburg Road (T-434); thence in said Gettysburg Road (T-434) North 00 degrees 25 minutes 45 seconds East, 70.00 feet to a steel pin in said Gettysburg Road (T-434); thence continuing in said Gettysburg Road (T-434), North 21 degrees 28 minutes 53 seconds East, 56.14 feet to a steel pin in Gettysburg Road (T-434) at corner of Lot No. 17, the place of BEGINNING, CONTAINING 20.0639 Acres, more or less.

Known as Lot No. 1 on a draft of survey identified as St. John's Corner, Phase II, prepared by Loss-Stair Civil Engineering, Inc., dated August 29, 2006, revised September 27, 2006, and about to be recorded.

Being part of the same which Ronald W. Smith and Deanna G. Smith, husband and wife, by deed dated December 22, 2003, and recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 3424 at page 145, sold and conveyed unto Ronald W. Smith Investment Company, Inc., the grantor herein named.

Parcel Identification NO: (15) 117-0042

TITLE TO SAID PREMISES IS VESTED IN Leroy E. Kelly and Paula Krynick, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Ronald W. Smith, Investment Company, Inc., a Maryland corporation, dated 06/08/2007, recorded 06/21/2007, in Deed Book 4880, page 186.

Premises Being: 314 Gettysburg Road, Littlestown, PA 17340

SEIZED and taken into execution as the property of **Paula Krynick a/k/a Paula Jean Krynick & Leroy Kelly a/k/a Leroy E. Kelly** 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 April 24, 2009, 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.

3/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-594 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 real estate located in Conewago Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southeast side of Hanover Pike (PA Route 194) on line of land of Michel W. Price and Donna L. Price; thence along said Price land and passing through an iron pin found, South 33 degrees 36 minutes 31 seconds East, 206.15 feet to an iron

pin found on line of land of Devan Farms Partnership; thence along said Devan Farms Partnership land, South 55 degrees 07 minutes 21 seconds West, 56.29 feet to an iron pipe found at a 12-foot alley; thence North 31 degrees 47 minutes 34 seconds West and passing through an iron pin set near the end of this course, 200 feet to a point in the southeast side of Hanover Pike; thence in the southeast side of Hanover Pike, North 47 degrees 51 minutes 23 seconds East, 50.50 feet to the above-described place of BEGINNING, CONTAINING .247 acres.

The above description was taken from a survey of the property of Lewis H. Clark and Mary L. Clark dated January 9, 2005 by Dean Russell Hemphing, Registered Surveyor. A copy of the survey is attached hereto as Exhibit A.

Being the same real estate which Leo R. Scott and Carrie O. Scott, his wife, by their deed dated January 25, 1969, and recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 272 at page 573, sold and conveyed unto Lewis H. Clark and Mary L. Clark, husband and wife, as tenants of an estate by the entireties, which real estate upon the death of Lewis H. Clark on February 8, 2000, became entirely vested in Mary L. Clark, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Steven Boggs and Kimberly Boggs, h/w, as tenants of estate by the entireties, by Deed from David N. Clark and Frederick F. Clark, executors of the Last Will and Testament of Mary L. Clark, deceased, dated 03/29/2006, recorded 03/30/2006, in Deed Book 4361, page 105.

Tax Parcel: (08) L 15-0032

Premises Being: 3011 Hanover Pike, Hanover, PA 17331

SEIZED and taken into execution as the property of **Kimberly Boggs & Steven Boggs** 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 May 8, 2009, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1699 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 tract of land, as improved, situate in Conewago Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point on the Northern side of Third Street and the Northern sidewalk line of Lot No. 1; thence along and with said sidewalk line, South eighty-eight (88) degrees fifteen (15) minutes West, fourteen and five hundredths (14.05) feet to a point at lands now or formerly of Charles R. Thomas; thence along and with said last mentioned lands, North three (3) degrees twenty-five (25) minutes West, one hundred fifty-six and ninety-six hundredths (156.96) feet to a point on the Southern side of Benn Avenue; thence along the Southern side of said Benn Avenue, North eighty-six (86) degrees ten (10) minutes East, fifteen (15) feet to a point at Lot No. 2, thence along said Lot No. 2, and South three (3) degrees fifty (50) minutes East, ninety-eight and two tenths (98.2) feet to a point; thence continuing along lands of the same and through the center of an aluminum sided duplex, South two (2) degrees fifteen (15) minutes East, fifty-nine and twenty-five hundredths (59.25) feet to the point and place of BEGINNING, CONTAINING 2,399 square feet and known as LOT NO. 1 on a Subdivision Plan prepared by Mort, Brown and Associates, bearing date of January 8, 1985.

TAX PARCEL : (08) 8-178-A

Property Address: 607-1/2 Third Street, Hanover, PA 17331

SEIZED and taken into execution as the property of **Andrea R. Sullivan** 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 May 8, 2009, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1513 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 hereditaments and appurtenances, situate in the Township of Berwick, County of Adams and Commonwealth of Pennsylvania, described according to a Plan of Summit Ridge recorded in Plan Book 83, Page 2.

BEING Lot #16 Summit Ridge, Phase II.

BEING Known As 120 Fawn Hill Road, Hanover, PA 17331

BEING THE SAME PREMISES which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Indenture dated July 29, 2005 and recorded September 29, 2005 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4144, Page 267, granted and conveyed unto John J. Parichuk and Jenna Parichuk, husband and wife.

Parcel No. (04) L 11-0260

SEIZED and taken into execution as the property of **John J. Parichuk & Jenna Parichuk** 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 May 8, 2009, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-393 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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.:

BEING a lot along Cardinal Ridge, also known as Lot 13 on a plan for Cardinal Ridge, Plan Book 80, Page 63, situate in Bonneauville Borough, Adams County, Pennsylvania.

The improvements thereon being commonly known as 50 Red Bird Lane, Gettysburg, Pennsylvania 17325.

BEING the same lot or parcel of ground which by deed dated September 20, 2004 and recorded among the land records of Adams County in Book 3725 Page 317, was granted and conveyed by Appler Properties, LLP, unto John H. Moorefield and Lisa M. Moorefield, his wife.

Parcel Identification No.: (06) 002-0015

TITLE TO SAID PREMISES IS VESTED IN John H. Moorefield, by Deed from John H. Moorefield and Lisa M. Moorefield, his wife, dated 10/24/2005, recorded 11/14/2005, in Deed Book 4205, page 205.

Premises Being: 50 Red Bird Lane, Gettysburg, PA 17325

SEIZED and taken into execution as the property of **John H. Moorefield** 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 May 8, 2009, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1489 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 tract of land situate in Germany Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point along the northeastern side of Route 97 at corner of land now or formerly of Howard J. Bowman; thence along the northeastern side of Route 97, North 30 degrees 30 minutes West 60 feet to a point; thence by land now or formerly of Clyde M. Bucher, North 62 degrees 15 minutes 30 seconds East 300 feet to a point; thence by land now or formerly of Burnell C. Brumgard, South 30 degrees 30 minutes East 60 feet to a point; thence by land now or formerly of Howard J. Bowman, South 62 degrees 15 minutes 30 seconds West 300 feet to a point along the northeastern side of Route 97, the place of BEGINNING, CONTAINING 17,979 square feet.

The foregoing description was obtained from a draft of a survey made by Mort, Brown & Associates, dated May 9, 1986.

IT BEING the same premises which Paul G. Brown and Rena Mae Brown, husband and wife, by Deed dated June 13, 1988 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Record Book 491, page 767, granted and conveyed unto Dannette C. Trent, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Wayne K. Ridinger and Kathy L. Mills, unmarried, as joint tenants with the right of survivorship, by Deed from Dannette C. Trent, a/k/a, Dannette C. Trent-Decampo, a/k/a, Dannette C. Decampo, unmarried, dated 12/04/2003, recorded 12/08/2003 in Book 3407, Page 322.

Tax Parcel: (15) J 18-43

Premises Being: 6414 Baltimore Pike, Littlestown, PA 17340-9506

SEIZED and taken into execution as the property of **Wayne K. Ridinger & Kathy L. Mills** 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 May 8, 2009, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-874 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 the County of Adams, Commonwealth of Pennsylvania.

ALL those two (2) tracts of real estate lying and being situate in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania, being known as LOT NOS. 40 and 42 in Section IW, bounded and described as follows:

Tract No. 1 - Lot No. 1W 40:

BEGINNING at a point in the center of Jack's Mountain Road at Lot No. 42; thence by said lot South 46 degrees 6 minutes East 283.38 feet to a point at the center of Diane Trail; thence in said Diane Trail South 43 degrees 54 minutes West 100 feet Lot No. 38; thence by said lot North 46 degrees 6 minutes West 283.66 feet to a point in the center of said Jack's Mountain Road; thence in said Jack's Mountain Road North 41 degrees 42 minutes seconds East 22.3 feet to a point; thence continuing in said Jack's Mountain Road North 44 degrees 44 minutes East 77.73 feet to the place of BEGINNING.

Tract No. 2 - Lot No. 1W 42:

BEGINNING at a point in the center of Jack's Mountain Road at Lot No. 44; thence by said lot South 46 degrees 6 minutes East 278.61 feet to a point in the center of Diane Trail; thence in said Diane Trail South 43 degrees 54 minutes West 100 feet to Lot No. 40; thence by said Lot North 46 degrees 6 minutes West 283.38 feet to a point in the center of said Jack's Mountain Road; thence in said Jack's Mountain Road North 44 degrees 44 minutes East 60.41 feet to a point; thence continuing in said Jack's Mountain Road North 49 degrees 30 minutes 20 seconds East 39.79 feet to the place of BEGINNING.

The above description were taken from a plan of lots labeled "Section 1W, Charnita", dated September 19, 1969, prepared by Gordon L. Brown, R.S., recorded in Adams County Plat Book No. 1 at page 58.

TAX PARCEL # : (43) 21 - 4

Property Address: 26 Diana Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Kimberly Reed & Michael Reed** 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 May 8, 2009, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1321 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 a 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 at Lot No. 3, Section 1, of Tanglewood Heights; 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. 5, Section 1 of Tanglewood Heights; thence along said lot South sixty-one (61) degrees two (2) minutes thirty-three (33) seconds West, two hundred (200) feet to a point at other 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 at Lot No. 3, Section 1 of Tanglewood Heights; thence along said Lot No. 3 North sixty-one (61) degrees two (2) minutes thirty-three (33) seconds East, two hundred (200) feet to a point on the Westerly side of the aforementioned Pennsylvania Legislative Route No. 01070, said point being thirty (30) feet from the center of said public highway, the place of BEGINNING. CONTAINING 20,000 square feet. Said tract of land being identified as Lot No. 4, Section 1 of Tanglewood Heights, 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 1, Page 8.

The improvements thereon being commonly known as 1047 Pine Grove Road, Hanover, PA 17331.

BEING the same lot or parcel of ground which by Deed dated April 30, 1999 and recorded among the Land Records of Adams County, State of Pennsylvania, in Book 1827, page 0067, was granted and conveyed by Frank J. Scheer and Sandra E. Scheer, H/W, unto Lester S. Eline, Jr. and Stephanie R. Eline, as Tenants by the Entirety.

Tax Parcel # (41) K-18-52

Property Address: 1047 Pine Grove Road, Hanover, PA 17331

SEIZED and taken into execution as the property of **Stephanie R. Eline & Lester S. Eline, Jr.** and to be sold by me.

James W. Muller-Sheriff
Sheriff's Office, Gettysburg, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on May 8, 2009, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1236 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 Germany Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a point on the right-of-way line of Lucas Drive, a fifty (50) feet wide right-of-way, at corner of Lot No. 29 on the subdivision plan hereinafter referred to; thence along the right-of-way line of Lucas Drive, South twenty-three (23) degrees five (05) minutes fifty-six (56) seconds East, one hundred seventy and zero hundredths (170.00) feet to a point at corner of Lot No. 27 on the subdivision plan hereinafter referred to; thence along Lot No. 27 the following two (2) courses and distances: [1] South sixty-six (66) degrees fifty-four (54) minutes four (04) seconds West, two hundred seventy-five and zero hundredths (275.00) feet to a point; and [2] North twenty-three (23) degrees five (05) minutes fifty-six (56) seconds West, one hundred seventy and zero hundredths (170.00) feet to a point at corner of Lot No. 29, aforesaid; thence along Lot No. 29, North sixty-six (66) degrees fifty-four (54) minutes four (04) seconds East, two hundred seventy-five and zero hundredths (275.00) feet to a point on the right-of-way line of Lucas

Drive, the point and place of BEGINNING, CONTAINING 1.0732 Acres and designated as Lot No. 28 on the Final Subdivision Plan of Rosewood, Phase 111, prepared by Worley Surveying, dated May 26, 2005, last revised October 20, 2005, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4326, page 252, being also designated as Plat Book 90, page 34.

IT BEING part of the premises which Anthony M. Staub and Christopher A. Smith, copartners, t/a C. A. Smith Construction, by deed dated March 6, 2006, and recorded March 14, 2006, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4343, page 35, granted and conveyed to Royal Bldg., Inc., Grantor herein.

UNDER AND SUBJECT, NEVERTHELESS, to any restrictions, easements, building setback lines, notes, covenants and conditions as may be shown on subdivision plan recorded in Adams County Record Book 4326, page 252, being also designated as Plat Book 90, page 34, aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Bradley E. Sims and Lauren E. Tice and Leslie Howard Sims, Jr., as joint tenants with right of survivorship, not as tenants in common, by Deed from Royal Bldg., Inc., a Pa Corporation, dated 12/03/2007, recorded 01/22/2008 in Book 5091, Page 143.

Tax Parcel: (15) J18-0177

Premises Being: 100 Lucas Drive, Littlestown, PA 17340-9532

SEIZED and taken into execution as the property of **Leslie Howard Sims, Jr. & Lauren E. Tice & Bradley E. Sims** 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 May 8, 2009, 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.

3/20, 27 & 4/3

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 RUTH E. CLUCK, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Administrators: Susan A. Dillman and Jennifer L. Wolf, 53 Meadow Lane, Gettysburg, PA 17325

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

ESTATE OF RUTH C. L. GRITSCH, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: James Cole, 1013 Page Court, Herndon, VA 20170

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, Attorneys at Law, 126 Baltimore St., Gettysburg, PA 17325

ESTATE OF DOLLY MARGARET CAROLINE FUNT a/k/a CAROLINE M. FUNT, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administrator: Dennis L. Wine, 220 Pine Tree Road, New Oxford, PA 17350

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

ESTATE OF AGNES C. WELTY, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Frederick J. Welty, 2009 Bullfrog Road, Fairfield, PA 17320

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

ESTATE OF GARY R. ZARTMAN, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Hugh C. Zartman, 1863 Deer Park Rd., Finksburg, MD 21048

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

SECOND PUBLICATION**ESTATE OF ROMAINE A. ALWINE, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Fred R. Alwine and Larry E. Alwine, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

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

ESTATE OF JEAN E. CRABBS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Beverly K. Wickline, 420 Harney Rd., Littlestown, PA 17340

ESTATE OF FRED A. GLASS, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Betty Mae Glass, 21 Maple Drive, Hanover, PA 17331

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

ESTATE OF DOLORES V. HARNER, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Victoria A. Study, 78 East Hanover St., Gettysburg, PA 17325

Attorney: Clayton R. Wilcox, Esq., P.O. Box 176, Littlestown, PA 17340

ESTATE OF DALE F. HOFFMAN, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Executor: Robert C. Hoffman, 8362 Glades Pike, Berlin, PA 15530

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

ESTATE OF RODGER E. LITTLE, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Ruth Morgan, 51 Maple Avenue, Hanover, PA 17331

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

ESTATE OF ANITA A. McILWEE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Personal Representatives: Thomas I. McIlwee and Tabitha A. Smith, 11 Sherman Dr., East Berlin, PA 17316

Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

ESTATE OF AGNES M. SELBY, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Dean L. Selby, 99 Mud College Road, Littlestown, PA 17340

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

THIRD PUBLICATION**ESTATE OF MARC ARLEN, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Administratrix: Lori A. Johnstone, 27 Gray Stone Way, Laguna Niguel, CA 92677

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

ESTATE OF SARANNA C. BEEGLE, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: John D. L. Beegle, 815 Sunset Avenue, Gettysburg, PA 17325

Attorney: John R. White, Campbell & White, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF CARL E. BROTHERS, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Marjorie H. Brothers, 198 Lake Meade Drive, East Berlin, PA 17316

Attorney: Bridget M. Whitley, Esq., Skarlatos & Zonarich LLP, 17 South 2nd Street, 6th Floor, Harrisburg, PA 17101

ESTATE OF BERTHA L. HOOVER a/k/a BERTHA LAURA HOOVER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Kathy A. Gross, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

ESTATE OF BARBARA A. MUHL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Florence L. Doggett, 10463 Church Hill Road, Myersville, MD 21773

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

(continued on page 9)

THIRD PUBLICATION (CONTINUED)

ESTATE OF PAUL W. STERNER,
DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executor: PNC Bank NA, Successor to
Sterling Financial Trust, P.O. Box
308, Camp Hill, PA 17001-0308

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

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