

Adams County **Legal Journal**

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MORGAN ET AL VS. GREEN

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for other people's property.**

*Karen Arthur
Trust Officer*



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1430 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 29th day of April, 2011, 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.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1430

MIDFIRST BANK

vs.

LINDA K. CULLEN &
DAVID A. CULLEN

75 DERBY DRIVE
HANOVER, PA 17331-8623
CONEWAGO TOWNSHIP

Parcel No.: 08-036-0007---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$224,436.65
PLUS COSTS

Attorneys for Plaintiff
PURCELL, KRUG & HALLER
717-234-4178

SEIZED and taken into execution as the property of **Linda K. Cullen & David N. Cullen** 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 20, 2011, 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 date.

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.

3/18, 25 & 4/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2643 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 29th day of April, 2011, 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.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-2643

WELLS FARGO BANK NA

vs.

JOSEPH L. BENEDICT &
CRYSTAL BENEDICT

82 CONEWAGO DRIVE
HANOVER, PA 17331
CONEWAGO TOWNSHIP

Parcel No.: 08-001-0221

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$150,931.60
PLUS COSTS

Attorneys for Plaintiff
ZUCKER, GOLDBERG & ACKERMAN,
LLC

SEIZED and taken into execution as the property of **Joseph L. Benedict & Crystal Benedict** 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 20, 2011, 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 date.

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.

3/18, 25 & 4/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1054 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 29th day of April, 2011, 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.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 08-S-1054

PRIVATE CAPITAL GROUP LLC

vs.

DANIEL J. BOONE
196 MARSH CREEK HEIGHTS
GETTYSBURG, PA 17325
FREEDOM TOWNSHIP

Parcel No.: 13-E17-0036---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$92,516.91
PLUS COSTS

Attorneys for Plaintiff
ZUCKER, GOLDBERG & ACKERMAN,
LLC, 908-233-8500

SEIZED and taken into execution as the property of **Daniel J. Boone** 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 20, 2011, 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 date.

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.

3/18, 25 & 4/1

MORGAN ET AL VS. GREEN

1. In order to prove adverse possession, a party must prove that it had actual, continuous, exclusive, visible, notorious, distinct, and hostile possession of the land in question for a period of 21 years.

2. In Pennsylvania, a prescriptive easement is created by adverse, open, notorious, continuous and uninterrupted use of land for a period of 21 years.

3. Possession is considered hostile when a person claiming possession enters and remains on the land. Possession that is permissive is not hostile, and there can be no claim for adverse possession. Hostile in the context of adverse possession does not mean ill will, it merely means that a person claiming adverse possession has the intent to hold title against the record title holder.

4. If the true owner has not ejected the person claiming adverse possession within the time allotted for an action in ejectment and all other elements of adverse possession have been met, hostility will be implied.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 09-S-1680, DARRELL MORGAN AND CHERYL MORGAN, AKA CHERYL ROWE, VS. GLEN D. GREEN AND SHAWN D. GREEN.

Wendy Weikal-Beauchat, Esq., for Plaintiffs

Robert E. Campbell, Esq., for Defendants

George, J., October 14, 2010

OPINION

Plaintiffs filed original Complaint on October 21, 2009. Defendants filed Preliminary Objections to Plaintiffs' Complaint on March 18, 2010. On April 1, 2010, Plaintiffs filed an Amended Complaint, to which Defendants responded with Preliminary Objections on April 20, 2010. Thereafter, Plaintiffs filed a Second Amended Complaint on May 17, 2010.

Defendants filed Preliminary Objections to Plaintiff's Second Amended Complaint on June 4, 2010 and a Brief in Support of Preliminary Objections on June 10, 2010 demurring to Plaintiffs' claim of adverse possession, and Plaintiff's claim in the alternative for easement by prescription. Defendants assert that Plaintiffs have failed to allege well pleaded facts showing that Defendants were placed on notice that the Plaintiffs claimed the land in question. Moreover, Defendants assert that there is no pleading of facts to show hostile, visible, or notorious possession.

It is well established that in ruling on preliminary objections, the Court must accept as true all well-pleaded allegations of material fact

as well as all inferences reasonably deducible from those facts. *Ballroom, LLC v. Commonwealth*, 984 A.2d 582, 586 (Pa. Cmwlth, 2009). Preliminary objections will be sustained only where the case is clear and free from doubt. *Rambo v. Greene*, 906 A.2d 1232, 1235 (Pa. Super. 2006).

In order to prove adverse possession, a party must prove that it had actual, continuous, exclusive, visible, notorious, distinct, and hostile possession of the land in question for a period of 21 years. *Conneaut Lake Park, Inc. v. Klingensmith*, 66 A.2d 828, 829 (1949). The elements of adverse possession are an issue of fact. *Sutton v. Miller*, 592 A.2d 83, 90 (Pa. Super. 1991). Additionally, in Pennsylvania, a prescriptive easement is created by adverse, open, notorious, continuous and uninterrupted use of land for a period of 21 years. *Gehres v. Falls Twp.*, 948 A.2d 249, 251 (Pa. Cmwlth. 2008). The issue of whether a prescriptive easement is acquired is a question of fact for the fact-finder. *Id.*

Plaintiffs have set forth allegations in the Complaint that they have maintained the “Disputed Tract” by use of the well located in the Disputed Tract and by mowing and general upkeep of the Disputed Tract. Plaintiffs allege that they have exercised continuing, uninterrupted possession of the Disputed Tract since December 20, 1996, and that their predecessors have exercised continuing, uninterrupted possession of the Disputed Tract from 1979 when the dwelling was built on Plaintiffs’ property and the well went into service. Moreover, Plaintiffs alleged that they only recently discovered that they are not the owners of the Disputed Tract, and that they have exercised possession of the Disputed Tract as their own property. Furthermore, Plaintiffs allege that neither defendants, nor their predecessor in interest have been in possession of the Disputed Tract since 1979.

Defendants argue that there were no pleading of facts to show a hostile, visible or notorious possession. However, possession is considered hostile when a person claiming possession enters and remains on the land. Possession that is permissive is not hostile, and there can be no claim for adverse possession. *Lehmann v. Keller*, 684 A. 2d 618, 620 (Pa. Super. 1996). Hostile in the context of adverse possession does not mean ill will, it merely means that a person claiming adverse possession has the intent to hold title against the record title holder. *Tioga Coal Co. v. Supermarkets General*

Corporation, 546 A.2d 1, 3 (Pa. 1988). “An adverse possessor must intend to hold the land for himself, and that intention must be made manifest by his acts...He must keep his flag flying and present a hostile front to all adverse possessors.” *Klos v. Molenda*, 513 A.2d 490, 492 (Pa. Super. 1986) (citations omitted). If the true owner has not ejected the person claiming adverse possession within the time allotted for an action in ejectment and all other elements of adverse possession have been met, hostility will be implied. *Tioga Coal Co. v. Supermarkets General Corporation*, 546 A.2d at 5.

Plaintiffs allege in their Complaint that up until recently they believed and acted as if the Disputed Tract was their property. It can be inferred that Plaintiffs’ actions in maintaining the Disputed Tract were a manifestation of their intent to hold the property as their own. Moreover, Plaintiffs described their actions as visible and notorious. Thus, accepting as true these allegations and any inferences that can be reasonably deducible therefrom, Plaintiffs have sufficiently stated a cause of action for adverse possession, or in the alternative, easement by prescription. Defendants’ Preliminary Objections are overruled. Defendants have twenty (20) days to file an Answer to Plaintiffs’ Complaint.

ORDER

AND NOW, this 14th day of October, 2010, Defendants’ Preliminary Objections are overruled. Defendants shall file an Answer to the Complaint within twenty (20) days of the date of this order.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1787 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 29th day of April, 2011, 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.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1787

BENEFICIAL CONSUMER DISCOUNT
COMPANY D/B/A BENEFICIAL
MORTGAGE CO OF PENNSYLVANIA
vs.

DAVID A. BLANKENBUEHLER,
ORIGINAL MORTGAGOR &
WENDY J. MALLETT a/k/a WENDY J.
BLANKENBUEHLER, ORIGINAL
MORTGAGOR

284 SEVEN STARS ROAD
GETTYSBURG, PA 17325
FRANKLIN TOWNSHIP

Parcel No.: 12-E12-0029E---000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$243,576.99
PLUS COSTS

Attorneys for Plaintiff
MILSTEAD & ASSOCIATES, LLC
858-482-1400

SEIZED and taken into execution as the property of **David A. Blankenbuehler & Wendy J. Mallette a/k/a Wendy J. Blankenbuehler** 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 20, 2011, 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 date.

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.

3/18, 25 & 4/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-1575 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 29th day of April, 2011, 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.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-1575

BENEFICIAL CONSUMER DISCOUNT
COMPANY

vs.

ARTHUR ENSOR II & CHERYL ENSOR
61 ABBOTTS DRIVE
ABBOTTSTOWN, PA 17301
ABBOTTSTOWN BOROUGH
Parcel No.: 01-005-0042

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$172,001.90
PLUS COSTS

Attorneys for Plaintiff
STERN AND EISENBERG, LLP
215-572-8111

SEIZED and taken into execution as the property of **Arthur E. Ensor II & Cheryl Ann Ensor** 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 20, 2011, 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 date.

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.

3/18, 25 & 4/1

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 10-S-2138 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 29th day of April, 2011, 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.:

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 10-S-2138

WELLS FARGO BANK, NA
vs.

PATRICK M. DIXON & LORI A. DIXON
305 STONE JUG ROAD
BIGLERVILLE, PA 17307
BUTLER TOWNSHIP

Parcel No.: 07G08-0039-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$264,880.74

Attorneys for Plaintiff
ZUCKER, GOLDBERG & ACKERMAN,
LLC, 908-233-8500

SEIZED and taken into execution as the property of **Patrick M. Dixon & Lori A. Dixon** 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 20, 2011, 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 date.

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.

3/18, 25 & 4/1

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 ANNA WINIFRED COLLINS, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Vicki Ann Rosensteel, 109 West Main Street, Fairfield, PA 17320

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

ESTATE OF MARY E. HARTMAN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Richard L. Hartman, 59 Apple Lane, Biglerville, PA 17307

Attorney: John R. White, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325

ESTATE OF RICHARD C. LAWRENCE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Joan L. Hartlaub, 16 Wappler Drive, Hanover, PA 17331

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

ESTATE OF ERNEST E. LIGHT, SR., DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executors: Barbara E. Harman, 484-A Brough Rd., Abbottstown, PA 17301; David E. Light, Sr., 6 West Locust Street, New Oxford, PA 17350

Attorney: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

ESTATE OF JOHN L. STREEB, DEC'D

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executrix: Pamela J. Pavlovsky, c/o Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

Attorney: Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

ESTATE OF DAVID M. TIMMERMAN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Andrea L. Timmerman, 2636 Emmitsburg Rd., Unit 47, Gettysburg, PA 17325

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

ESTATE OF SARAH A. TODT, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: JoAnn McMaster, 650 Church Street, Hanover, PA 17331

Attorney: Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

SECOND PUBLICATION**ESTATE OF W. E. BEAVER a/k/a WILLIAM EDWARD BEAVER a/k/a WILLIAM E. BEAVER, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executor: Daniel C. Beaver, c/o Charles E. Shields, III, Esq., 6 Clouser Rd., Mechanicsburg, PA 17055

Attorney: Charles E. Shields, III, Esq., 6 Clouser Rd., Mechanicsburg, PA 17055

ESTATE OF MARY S. ERB a/k/a MARY M. ERB, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Richard R. Garverick, 117 Artillery Rd., Gettysburg, PA 17325

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

ESTATE OF JAMES P. HAHN, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Robert A. Hahn, 6654 Baltimore Pike, Littlestown, PA 17340

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

ESTATE OF FRED A. HARNER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Michael J. Harner, c/o Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

Attorney: Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

ESTATE OF GEORGE J. HIPPENSTEEL, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Barbara J. Hippensteel, 351 Third St., Hanover, PA 17331

Attorney: Matthew L. Guthrie, Esq., Guthrie, Nonemaker, Yngst & Hart, LLP, 40 York St., Hanover, PA 17331

ESTATE OF MILDRED F. McCLEAF, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: William J. McCleaf, 1230 Stone Jug Rd., Biglerville, PA 17307; Kathleen L. Allwein, 955 Arendtsville Rd., Biglerville, PA 17307

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

ESTATE OF GLADYS E. RUTTERS, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Henrietta E. Wolf, P.O. Box 135, East Berlin, PA 17316; Frederick R. Rutters, II, P.O. Box 241, East Berlin, PA 17316

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

THIRD PUBLICATION**ESTATE OF ESTHER B. BASEHOAR, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Douglas A. Basehoar, 3473 Lyon Park Court, Woodbridge, VA 22192

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

ESTATE OF DANIEL H. DOXZEN, SR., DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Daniel H. Doxzen, Jr., 6333 Mayapple Place, Alexandria, VA 22312

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

ESTATE OF WILLIAM F. HEFLIN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Randal H. Hefflin, 298 Thomas Dr., Gettysburg, PA 17325; Luann P. Light, 170 Longstreet Drive, Gettysburg, PA 17325

THIRD PUBLICATION (CONTINUED)**ESTATE OF DARLENE R. MITCHEM, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Edward A. Mitchem, Jr., c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

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

ESTATE OF DAVID BRYAN RUFF, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administrators: Francis W. Ruff and Emily D. Ruff, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

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

ESTATE OF HELEN G. SHETLER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administrator: John D. Kuhn, 136 Artillery Dr., Gettysburg, PA 17325

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

NOTICE

NOTICE IS HEREBY GIVEN that Todd A. King, Esq., intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on the 6th day of May, 2011, and that he intends to practice law as an Associate Attorney in the law firm of Campbell & White, P.C., County of Adams, 112 Baltimore Street, Gettysburg, Pennsylvania.

3/11, 18 & 25

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW

COURT OF COMMON PLEAS
CIVIL DIVISION
ADAMS COUNTY
NO. 10-S-1782

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE,
INC.

vs.

BRUCE J. PARROTT, APRYLE LEE
PARROTT a/k/a APRYLE L. PARROTT

NOTICE

TO APRYLE LEE PARROTT a/k/a
APRYLE L. PARROTT:

You are hereby notified that on OCTOBER 13, 2010, Plaintiff, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ADAMS County Pennsylvania, docketed to No. 10-S-1782. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 556 HOOKER DRIVE, GETTYSBURG, PA 17325 whereupon your property would be sold by the Sheriff of ADAMS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

ADAMS COUNTY
COURT ADMINISTRATOR
ADAMS COUNTY COURTHOUSE
GETTYSBURG, PA 17325
(717) 334-6781, EXT. 213
LAWYER REFERRAL SERVICE
MIDPENN LEGAL SERVICES
128 BRECKENRIDGE STREET
GETTYSBURG, PA 17325
(717) 334-7624

3/18

LEGAL NOTICE

In Re: Petition for Change of Name of
Cheyenne Brooke Ridinger

NOTICE IS HEREBY GIVEN, that Cheyenne Brooke Ridinger, an adult individual has petitioned the Court of Common Pleas of Adams County, Pennsylvania to change her name from Cheyenne Brooke Ridinger to Cheyenne Brooke Harris.

The hearing on the name change will be held on April 8, 2011 at 8:30 A.M. in Courtroom No. 4, Third Floor, Adams County Courthouse, Gettysburg, Pennsylvania. Anyone having objections to the change must appear at that time.

Robert E. Campbell, Esq.
Campbell & White, P.C.
112 Baltimore Street
Gettysburg, PA 17325
Attorney for Petitioner

3/18