

Adams County **Legal Journal**

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IN THIS ISSUE

**ADAMS CO. HABITAT FOR HUMANITY
VS. WRIGHT ET AL**

**Our Trust department
makes a business of caring
for other people's property.**

*Karen Arthur
Trust Officer*



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a bank with a long history of trust.**

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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. 11-SU-1338

CITIMORTGAGE, INC. S/B/M TO ABN
AMRO MORTGAGE GROUP, INC.

vs.

JOAN E. BATTAGLIA

NOTICE

TO JOAN E. BATTAGLIA:

You are hereby notified that on SEPTEMBER 14, 2011, Plaintiff, CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, 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. 11-SU-1338. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 136 MOUNT CARMEL DRIVE, LITTLESTOWN, PA 17340 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 twenty (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

12/9

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
No. 11-S-516

SUSQUEHANNA BANK, successor to
COMMUNITY BANKS, Plaintiff

v.

DENNIS WARD, Defendant

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the foregoing pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR KNOW A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Lawyer Referral Service of the
Adams County Bar Association
Adams County Courthouse
117 Baltimore Street, Rm. 305
Gettysburg, PA 17325
Telephone: (717) 337-9812

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.

MidPenn Legal Services
128 Breckenridge Street
Gettysburg, PA 17325
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NOTICIA

USTED HA SIDO DEMANDADO EN LA CORTE. Si usted desea defenderse de las quejas expuestas en las paginas siguientes, debe tomar acción dentro de veinte (20) días a partir de la fecha en que recibio la demanda y el aviso. Usted debe presentar comparecencia escrita en persona o por abogado y presentar en la Corte por escrito sus defensas o sus objeciones a las demandas en su contra.

Se le avisa que si no se defiende, el caso puede proceder sin usted y la Corte puede decidir en su contra sin más aviso o notificación por cualquier dinero reclamado en la demanda o por cualquier otra queja o compensación reclamados por el Demandante. USTED PUEDE PERDER DINERO, O PROPIEDADES U OTROS DERECHOS IMPORTANTES PARA USTED.

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI USTED NO TIENE O NO CONOCE UN ABOGADO, VAYA O LLAME A LA OFICINA EN LA DIRECCIÓN ESCRITA ABAJO PARA AVERIGUAR DONDE PUEDE OBTENER ASISTENCIA LEGAL.

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12/9

ADAMS CO. HABITAT FOR HUMANITY VS.
WRIGHT ET AL

1. A petition to set aside a sheriff sale is grounded in equitable principles and is addressed to the sound discretion of the hearing court. The burden of proving circumstances warranting the exercise of the court's equitable powers is on the petitioner, and the request to set aside a sheriff sale may be refused due to insufficient proof to support the allegations in the petition.

2. At sheriff's sale, a foreclosure purchaser steps into the shoes of the prior owner and acquires only such rights in the property as possessed by the judgment debtor. The rule of *caveat emptor*; i.e., let the buyer beware, has long applied to sheriff's sales.

3. Rule 3129.1 requires that the affidavit be filed with the sheriff rather than the Prothonotary prior to the sheriff's sale.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 09-S-1911. ADAMS COUNTY HABITAT FOR HUMANITY, INC. VS. SHANNON WRIGHT AND HOPE WRIGHT, H/W, DEFENDANTS; AND HORIZON RESIDENTIAL LOAN SERVICING, LLC, PETITIONER.

Gary E. Hartman, Esq., for Plaintiff/Respondent

Shannon Wright and Hope Wright, *Pro se*

Joseph K. Rejent, Esq., for Horizon Residential Loan Servicing, LLC
Campbell, J., July 12, 2011

OPINION PURSUANT TO Pa. R.A.P. 1925(a)

Appellant-Petitioner, Horizon Residential Loan Servicing, LLC ("Horizon"), appeals from the trial court's May 17, 2011 Order denying Horizon's Motion for Reconsideration. For the reasons set forth herein, it is respectfully requested that the trial court's May 17, 2011 Order be affirmed.

On November 23, 2009, Adams County Habitat for Humanity ("ACHH") commenced an action in mortgage foreclosure against Shannon and Hope Wright, husband and wife, ("the Wrights") on a property located at 10-A Bonnie Field Circle, Gettysburg, PA 17325 ("the property"), and recorded at Record Book 4944 at page 279 in the Adams County Recorder of Deeds. On June 23, 2010, default judgment was entered against the Wrights. On February 25, 2011, a sheriff's sale was held, and Horizon was the successful third party purchaser of the property.

Horizon alleges that it discovered numerous defects related to the sale of the property after the sheriff's sale. First, Horizon alleges that multiple deeds for the property included different legal descriptions

and lot references. According to Horizon, there were three (3) different deeds of correction, and the final deed of correction included a description that did not match the legal description contained in the mortgages encumbering the property, including the mortgage that ACHH foreclosed upon in its mortgage foreclosure action.

Next, Horizon alleges that paragraph four (4) of the mortgage foreclosure complaint referenced a second mortgage given by the Wrights to ACHH. According to Horizon, ACHH has foreclosed on the second mortgage, rendering the property subject to the first mortgage held by ACHH. Horizon argues that in the event this appeal would be denied, it would take the property subject to the first mortgage.

Finally, Horizon alleges that ACHH failed to file an affidavit under Pennsylvania Rule of Civil Procedure 3129.1(b) with the Prothonotary prior to the sheriff's sale. Specifically, Horizon alleges that the affidavit was not filed until March 2, 2011, approximately one (1) week after the sheriff sale occurred on February 25, 2011.

Based on these alleged defects, on March 11, 2011, Horizon filed a Petition to Set Aside the Sheriff's Sale. Following oral argument, this Court denied Horizon's Petition to Set Aside the Sheriff Sale by Order dated April 26, 2011. Horizon then filed a Motion for Reconsideration of the April 26, 2011 Order, which was denied by Order dated May 17, 2011. This instant appeal followed, wherein Horizon seeks a new trial and any other relief the Superior Court may deem appropriate.

Pennsylvania Rule of Civil Procedure 3132, relating to a petition to set aside a sheriff sale, provides that:

[u]pon petition of any party in interest before delivery of the personal property or the sheriff's deed to real property, the court may, upon proper cause shown, set aside the sale and order a resale or enter any other order which may be just and proper under the circumstances.

Pa. R. Civ. P. 3132.¹

The burden relating to a petition to set aside a sheriff sale is well established and is equitable in nature.

A petition to set aside a sheriff sale is grounded in equitable principles and is addressed to the sound discretion

¹ There has been no dispute that Horizon is a party in interest as a successful third party purchaser of the property at issue.

of the hearing court. The burden of proving circumstances warranting the exercise of the court's equitable powers is on the petitioner, and the request to set aside a sheriff sale may be refused due to insufficient proof to support the allegations in the petition.

U.S. Bank Nat. Ass'n v. Powers, 986 A.2d 1231, 1233 (Pa. Super. 2009) (citation omitted).

A trial court's decision regarding a petition to set aside a sheriff sale will not be set aside absent a clear abuse of discretion. *Kaib v. Smith*, 684 A.2d 630, 631-32 (Pa. Super. 1996).

At sheriff's sale, a foreclosure purchaser steps into the shoes of the prior owner and acquires only such rights in the property as possessed by the judgment debtor. *Juniata Valley Bank v. Martin Oil Co.*, 736 A.2d 650, 660 (Pa. Super. 1999). The rule of *caveat emptor*, i.e., let the buyer beware, has long applied to sheriff's sales. See *Wells v. VanDyke*, 106 Pa. 111, 115 (1884); *Friedly v. Scheetz*, 9 Serg. & Rawle 156, 162 (Pa. 1823); *Smith v. Painter*, 5 Serg. & Rawle 223, 225 (Pa. 1819). Specifically,

[a] sheriff's sale is made without warranty; the purchaser takes all the risk, and the rule of *caveat emptor* applies in all its force. The purchaser at such a sale receives all the right, title and interest in the property that the judgment debtor held, and the rights of the purchaser become fixed when the property is knocked down to the highest bidder.

CSS Corp. v. Sheriff of Chester County, 507 A.2d 870, 872 (Pa. Super. 1986) (internal citations omitted).

Based on these principles, Horizon's first two arguments can be easily addressed. With regard to Horizon's first argument that there were multiple deed descriptions of the property, Horizon's counsel represented to the court that Horizon is a buyer located outside of Adams County. According to Horizon's counsel, Horizon only performed an online title search, and some of the deed descriptions were not contained online. However, Horizon did not travel to the Adams County Recorder of Deeds office to conduct a complete title search. Clearly, Horizon did not exercise its due diligence.

Likewise, Horizon is not entitled to relief because it discovered that ACHH foreclosed on a second mortgage on the property,

rendering the property subject to the first mortgage held by ACHH. A thorough title search prior to the sheriff's sale could have easily revealed the existence of the first mortgage held by ACHH. Simply stated, Horizon did not exercise due diligence in performing a title search related to the deeds to the property and mortgages encumbering the property prior to the sheriff's sale. Therefore, based on the rule of *caveat emptor*, this Court did not abuse its discretion in denying Horizon's Petition to Set Aside the Sheriff's Sale.

Finally, Horizon alleges that ACHH failed to file an affidavit under Pennsylvania Rule of Civil Procedure 3129.1(b) with the Prothonotary prior to the sheriff's sale that occurred on February 25, 2011. Rule 3129.1 provides:

- (a) No sale of real property upon a writ of execution shall be held until the plaintiff has filed with the sheriff the affidavit required by subdivision (b) and the notice required by Rule 3129.2 has been served.
- (b) The affidavit shall set forth to the best of the affiant's knowledge or information and belief as of the date the praecipe for the writ of execution was filed the name and address or whereabouts of
 - 1. the owner or reputed owner of the real property and of the defendant in the judgment; and
 - 2. every other person who has any record lien on that property; and
 - 3. every other person who has any record interest in that property which may be affected by the sale; and
 - 4. every other person who has any interest in that property not of record which may be affected by the sale and of which the plaintiff has knowledge.

If the name and address or whereabouts of the persons in subparagraph (1) through (4) cannot be reasonably ascertained, the affidavit shall so state.

Pa. R. Civ. P. 3129.1(a)-(b).

At hearing, ACHH presented the testimony of Carol Ann Zegarski, civil processor for the Adams County Sheriff's Office. Ms. Zegarski testified that the affidavit pursuant to Rule 3129.1 was time-stamped by the Prothonotary's office on March 2, 2011, and she knew this because she personally time-stamped the affidavit. According to Ms. Zegarski, the affidavit was time-stamped after the sheriff's sale because she noticed that it had not been time-stamped when she originally received all the documents related to the sheriff's sale on November 22, 2010. Ms. Zegarski also testified that if the affidavit had been missing at the time of the sheriff's sale, the sheriff's sale would not have occurred because the affidavit is required before the sheriff's sale can proceed.

Instantly, Horizon's argument is flawed in that Rule 3129.1 requires that the affidavit be filed with the *sheriff*, rather than the Prothonotary prior to the sheriff's sale. (**emphasis added**). Based on Ms. Zegarski's testimony, the affidavit was filed with the sheriff prior to the sale, but not time-stamped with the Prothonotary until March 2, 2011. If Horizon went to the sheriff's office prior to the sale, it would have been able to view the affidavit accordingly. Furthermore, Horizon's counsel represented to the court that the creditors contained in the affidavit did not have superior claims of title to the property. Therefore, this Court did not abuse its discretion when it denied Horizon's Petition to Set Aside the February 25, 2011 Sheriff Sale.

Therefore, for all the reasons stated herein, it is respectfully requested that this Court's May 17, 2011 Order be affirmed.

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 20th day of January 2012, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Adams County Courthouse, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2011-SU-0001036
Property Address: 35 Mountain View Trail, Fairfield, PA 17320-8213
Parcel No.: 43-017-0055
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Jean M. Arena
Attorneys for Plaintiff: Christopher E. Rice, Esq. 717-243-3341

Writ of Execution No.:
2010-NO-0000715
Property Address: 69 Hunterstown-Hampton Road, Gettysburg, PA 17325
Parcel No.: 21-74
Municipality: Straban
Improvements: Residential Dwelling
Defendants: James E. Deardorff & Lisa Deardorff
Attorneys for Plaintiff: John R. White, Esq., 717-334-9278

Writ of Execution No.:
2009-SU-0001545
Property Address: 4 Brooke Court, Gettysburg, PA 17325
Parcel No.: 30, F18-82
Municipality: Mount Joy
Improvements: Residential Dwelling
Defendants: Raymond E. Cleary & Lucie S. Cleary
Attorneys for Plaintiff: Chandra M. Arkema, Esq., 856-596-8900

Writ of Execution No.:
2010-SU-0000720
Property Address: 326 Old Westminster Road, Hanover, PA 17331
Parcel No.: 41-U8-34
Municipality: Union
Improvements: Residential Dwelling
Defendants: Denene L. Roberts & Richard L. Roberts
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0000317
Property Address: 757 Gablers Road, Gardners, PA 17324
Parcel No.: 29-F404-0047A-000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Timothy L. Wilkinson & Christine M. Wilkinson
Attorneys for Plaintiff: Thomas Puleo, Esq., 215-627-1322

Writ of Execution No.:
2011-SU-0001099
Property Address: 3590 Fairfield Road, Gettysburg, PA 17325
Parcel No.: 20D14-0069---000
Municipality: Highland
Improvements: Residential Dwelling
Defendants: William C. Becker, Jr. & Lavina V. Becker a/k/a Vonnie Becker
Attorneys for Plaintiff: Gregory Javardian, Esq., 215-942-9690

Writ of Execution No.:
2011-SU-0001085
Property Address: 122 Park Street, East Berlin, PA 17316
Parcel No.: 10004-0135-000
Municipality: East Berlin
Improvements: Residential Dwelling
Defendants: Kathy L. Pentz
Attorneys for Plaintiff: Marc S. Weisberg, Esq., 215-790-1010

Writ of Execution No.:
2011-SU-0000567
Property Address: 304 Drummer Drive, New Oxford, PA 17350
Parcel No.: 35001-0024---000
Municipality: Oxford
Improvements: A home is constructed on the property.
Defendants: Peter Michael Sneeringer, Tracy M. Kennedy, Tracy Marie Sneeringer
Attorneys for Plaintiff: Gary E. Hartman, Esq., 717-334-3105

Writ of Execution No.:
2010-SU-0001107
Property Address: 97 S. Gala, Littlestown, PA 17340
Parcel No.: (27) 004-0096
Municipality: Littlestown
Improvements: Having erected thereon a dwelling
Defendants: Dustin Drew Hartlaub & Heather Marie Hartlaub
Attorneys for Plaintiff: Louis P. Vitti, Esq., 412-281-1725

Writ of Execution No.:
2008-SU-0001304
Property Address: 58 Highland Drive, Hanover, PA 17331
Parcel No.: 41, K17-138
Municipality: Union
Improvements: Detached, Two Story Single Family Residential Dwelling
Defendants: Steven Rouse, Theresa Rouse and the United States of America
Attorneys for Plaintiff: Barbara A. Fein, Esq., 215-653-7450

Writ of Execution No.:
2010-SU-0000272
Property Address: 32 Pemberton Drive, East Berlin, PA 17316-9318
Parcel No.: 36111-0052---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Jamie L. Nelson & Heather J. Nelson
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0000681
Property Address: 25 Hemlock Drive, Hanover, PA 17331
Parcel No.: 08, 08023, 0114
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Deborah K. Wachter
Attorneys for Plaintiff: Richard E. Thrasher, Esq., 717-334-2159

Writ of Execution No.:
2011-SU-0000698
Property Address: Lot 458, Lake Meade Subdivision a/k/a 14 Hancock Drive, East Berlin, PA 17316
Parcel No.: 102-0061-000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Kevin A. Bucher
Attorneys for Plaintiff: Terrence J. McCabe, Esq., 215-790-1010

Writ of Execution No.:
2009-SU-0001132
Property Address: 1975 Carrolls Tract Road, Orrtanna, PA 17353
Parcel No.: C12-0051B
Municipality: Highland
Improvements: Residential Dwelling
Defendants: Joann R. Garcia & Rolf Garcia
Attorneys for Plaintiff: Patrick J. Wesner, Esq., 856-482-1400

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter. 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.

James Muller
Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

12/9, 16 & 22

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 BETTY G. DEGROFT, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Bruce L. Scattergood, 711 Brookshire Drive, Davenport, FL 33837; James E. DeGroot, Jr., 70 Teeter Road, Littlestown, PA 17340

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

ESTATE OF RUTH L. FLESNER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: David E. Flesner, 347 W. High Street, Gettysburg, PA 17325

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

ESTATE OF EMMA C. HARNER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Charlene C. Harner, 834 Old Taxville Road, York, PA 17404

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

ESTATE OF ROMAINE I. KENNEDY, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executors: Lorraine E. Chronister, 170 White Oak Tree Road, York Springs, PA 17372; William B. Kennedy, 16 Barlow Drive, East Berlin, PA 17316; Wendall H. Kennedy, 885 Bushey School Road, York Springs, PA 17372; Vivian K. Schoffstall, 268 White Oak Tree Road, York Springs, PA 17372

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

ESTATE OF RAYMOND B. LIVELSBERGER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Anthony R. Livelsberger, c/o James T. Yingst, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

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

ESTATE OF HELEN M. NEWMAN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrices: Nancy R. Newman, 124 Meade Drive, Gettysburg, PA 17325; Janis Lee Newman, 315 Benning Avenue, Gettysburg, PA 17325

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

ESTATE OF OMER PATRICK RICKRODE, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Personal Representative: Stephen Rickrode, 410 Fish & Game Road, New Oxford, PA 17350

Attorney: Christopher Restak, Esq., 213 Carlisle Street, Hanover, PA 17331

ESTATE OF JAMES H. WEEKS, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Administratrix: Veronica A. Miller, c/o D.J. Hart, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

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

ESTATE OF DOROTHY E. WRIGHT, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executrix: Holly Kuykendall, 16 Main Trail, Fairfield, PA 17320

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

SECOND PUBLICATION**ESTATE OF ALFORD L. SHULL, DEC'D**

Late of the Borough of York Springs, Adams County, Pennsylvania

Executor: Alford L. Shull, Jr., 273 Baywood Avenue, Pittsburgh, PA 15228

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

THIRD PUBLICATION**ESTATE OF DAVID L. BOSSERMAN, DEC'D**

Late of the Borough of York Springs, Adams County, Pennsylvania

Executrix: Jayne L. Bosserman, P.O. Box 251, York Springs, PA 17372

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

ESTATE OF EMMA P. HAHN, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executors: Betty L. Teal and Ray L. Hahn, 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 Street, Hanover, PA 17331

ESTATE OF LLOYD T. KLUNK, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Barry L. Klunk, 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 Street, Hanover, PA 17331

ESTATE OF ROBERT C. LOTT, JR., DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executor: Gary E. Hartman, 126 Baltimore Street, Gettysburg, PA 17325

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

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 20th day of January 2012, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Adams County Courthouse, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2010-SU-0000912
Property Address: 35 Rife Road, East Berlin, PA 17316
Parcel No.: 36-L7-23G
Municipality: Reading
Improvements: Having erected thereon a dwelling
Defendants: Phomma Phanhty, Tanis A. Stucky, Tanis A. Phanhty
Attorneys for Plaintiff: Lois M. Vitti, Esq., 412-281-1725

Writ of Execution No.:
2010-SU-0000884
Property Address: 339 S. Queen Street, Littlestown, PA 17340
Parcel No.: 27-011-0072
Municipality: Littlestown
Improvements: Having erected thereon a dwelling
Defendants: James A. Lambert & Joanne A. Lambert
Attorneys for Plaintiff: Lois M. Vitti, Esq., 412-281-1725

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James Muller
Sheriff of Adams County
<http://www.sheriffofadamscounty.com/sheriffsales.html>

12/9, 16 & 22

CERTIFICATE OF AUTHORITY

Pursuant to 15 Pa.C.S. § 4124(b), the AMERICAN COLLEGE OF CERTIFIED WOUND SPECIALISTS, INC., an Ohio non-profit corporation, organized on September 20, 2011, formed under the laws of the State of Ohio, intends to submit its application for a certificate of authority to operate as a foreign non-profit corporation in the State of Pennsylvania, more particularly, Adams County, Pennsylvania.

The principal office of the non-profit corporation is 2625 Commons Blvd., Beavercreek, Ohio and the address for the registered office is 267 Mt. Tabor Road, Gardners, PA 17324.

12/9

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945, in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Lee W. Linebaugh, 216 Clearview Road, Hanover, PA 17331 is the only person owning or interested in a business, the character of which is Storage Unit Rental and that the name, style and designation under which said business is and will be conducted is RAM DRIVE SELF STORAGE and the location where said business is and will be located is 30 Ram Drive, Hanover, PA 17331.

Lee W. Linebaugh
Owner

12/9

LEGAL NOTICE-ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street in the Borough of Littlestown, PA, between the hours of 1:00 and 2:00 p.m., on January 14th, 2012 to elect directors and to transact any other business properly presented.

Attest: Marilyn Q. Butt
President/Treasurer

12/2, 9, 16 & 22

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is HARTLAUBS, INC.

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

12/9

NOTICE

On the 6th day of January 2012, at 11:00 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 175 Hunterstown-Hampton Road, (Straban Township), Gettysburg, Pennsylvania 17325 to Robert and Rebecca Murray for the purchase price of \$195,000.00, upon terms and conditions set forth in an Agreement of Sale dated October 24, 2011.

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

Robert L. McQuaide, Esq.
Solicitor
(717) 337-1360

12/9, 16 & 22