

Adams County Legal Journal

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IN THIS ISSUE

KUHN VS. MAXWELL ET AL

This opinion continued from last issue (8/14/2009)

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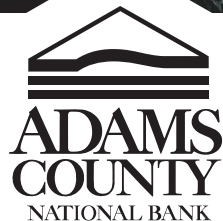
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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1722 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of September, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following two tracts of land situate, lying and being in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

TRACT NO. 1: BEGINNING at a point in the centerline of U.S. Route 30 at Lot No. 3; thence in said U.S. Route 30, North eighty-seven (87) degrees zero (00) minutes forty (40) seconds West, two hundred eighty and seventy-nine hundredths (280.79) feet to a concrete nail at the intersection of U.S. Route 30 and Township Road T-514 (New Chester Road); thence in said Township Road T-514 (New Chester Road) North six (06) degrees thirty (30) minutes thirty (30) seconds East, one hundred eighty-three and eleven hundredths (183.11) feet to a lietz spike six (6) feet West of the centerline in said Township Road T-514 (New Chester Road); thence continuing in said Township Road T-514 (New Chester Road), North twenty-two (22) degrees thirty-eight (38) minutes forty (40) seconds East, one hundred fifty-three and thirty-four hundredths (153.34) feet to a railroad spike in the centerline of said Township Road T-514 (New Chester Road) at Lot No. 1; thence by said lot and through a reference pipe located eighteen and eighteen hundredths (18.18) feet from the beginning of this course, South eighty-two (82) degrees forty-eight (48) minutes forty (40) seconds East, two hundred forty-one and thirty-five hundredths (241.35) feet to a pipe at Lot No. 3; thence by said lot and through a reference pipe set back thirty-six and thirty hundredths (36.30) feet from the end of this course, South seven (07) degrees eleven (11) minutes twenty (20) seconds West, three hundred ten and thirty-three hundredths (310.33) feet to the place of BEGINNING. CONTAINING 2.003 Acres.

The description herein is taken from a plan of subdivision of Norman K. Lady

made by Adams County Surveyors, J. Riley Redding, R.S., on July 2, 1981, approved as a subdivision by the Supervisors of Straban Township on June 13, 1981 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 35 at page 112 on which plan said lot is designated as Lot No. 2.

TRACT NO. 2: BEGINNING at a point in the center of the State Highway U.S. 30 leading from Gettysburg to York, which point is South eighty-seven (87) degrees zero (00) minutes forty (40) seconds East, two hundred eighty and seventy-nine hundredths (280.79) feet from a certain concrete nail in the center of said road at its intersection with the center of the New Chester Road T-514; thence by other lands now or formerly of Norman K. Lady and wife and through a reference pipe located 36.30 feet from the beginning of this course, North seven (07) degrees eleven (11) minutes twenty (20) seconds East, three hundred ten and thirty-three hundredths (310.33) feet to a pipe on line of Lot No. 1 in the subdivision; thence by said Lot No. 1, South eighty-two (82) degrees forty-eight (48) minutes forty (40) seconds East, one hundred eighty-one and thirteen hundredths (181.13) feet to a pipe on line of Lot No. 3 now or formerly of Joseph Weiner and wife; thence by said Weiner lands, Lot No. 3, South thirteen (13) degrees twelve (12) minutes ten (10) seconds West, three hundred one (301.00) feet through a reference pipe located 36.30 feet from the end of this course to a point in the center line of said U.S. Route 30; thence in and along the center line of said U.S. Route 30, North eighty-seven (87) degrees zero (00) minutes forty (40) seconds West, one hundred fifty (150.00) feet to the point in the center line of said U.S. Route 30, the place of BEGINNING. Containing 1.155 Acres.

The description herein is taken from a plan of subdivision of Norman K. Lady made by Adams County Surveyors, J. Riley Redding, R.S. on July 2, 1981, approved as a subdivision by the Supervisors of Straban Township on the 26th day of October, 1981 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 36 at page 33 on which plan said lot is designated as Lot No. 4.

IT BEING the same which Thomas L. Walls, Sr., and Dorothy E. Walls, husband and wife, by their deed dated October 15, 2004, and recorded October 26, 2004, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 3748 at page 83, sold and conveyed unto Phillip P. Comaromi, a married individual.

SEIZED and taken into execution as the property of **Phillip P. Comaromi** 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 September 25, 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.

8/7, 14 & 21

Clearly, Kuhn has claimed a subjective belief concerning the Hospital's relationship with Drs. Maxwell and McKee.⁸ Nevertheless, her subjective assumption is not controlling. Rather, the question of whether an ostensible agency relationship exists is examined under an objective standard as to whether the patient's belief of being treated by the hospital or its employees is reasonable. *Yacoub*, at 591, *supra*. Therefore, the critical focus is not on Kuhn's subjective belief but rather whether her belief is reasonable under the circumstances presented to her. As previously mentioned, in support of her suggestion that her belief was reasonable, she relies on two specific circumstances: (1) the referral by a hospital to a specific surgeon or association of surgeons and (2) the two surgical procedures conducted by the surgeons at the Hospital pursuant to their staff privileges. For the reasons set forth below, I find that Kuhn is unable to objectively establish that her belief that the physicians were agents of the Hospital was reasonable.

In considering the importance of the GSA surgeons possessing staff privileges at the Hospital, I note that the Pennsylvania legislature has enacted statutory guidance in this area. In 2002, the General Assembly adopted the Medical Care Availability and Reduction of Error Act, 40 Pa. C.S. § 1303.101, et seq. ("MCARE"), as part of an effort to address Pennsylvania's medical malpractice crisis while ensuring appropriate legal process and reasonable compensation to persons injured due to medical negligence. As part of the legislation, the ostensible agency theory enunciated by *Capan* was codified. 40 P.S. § 1303.501. The codification, however, was careful to note that evidence of a physician holding staff privileges at a hospital was insufficient, in and of itself, to establish vicarious liability under the principles of ostensible agency. 40 P.S. § 1303.516(b). Thus, while the fact that the current surgery was performed at the Hospital may be a relevant consideration, it is not controlling.

⁸Hospital suggests that Kuhn's subjective claim that she assumed the Hospital was providing her treatment is refuted by her own experiences. Hospital points out that Kuhn is extremely versed in the relationship between the Gettysburg Hospital Emergency Department and independent, community-based physicians. Hospital cites 725 occasions between 1983 and the current litigation during which Kuhn visited Hospital's emergency room. Additionally, Hospital claims that from November 30, 2004 through July 19, 2007, Kuhn sought services from Hospital's emergency room on an additional 65 occasions and from York Hospital's Emergency Department on seven separate occasions.

As MCARE clearly enunciates that the holding of staff privileges alone is insufficient to establish ostensible agency, survival of the claim against the Hospital requires a greater showing on the part of Kuhn. In order to buttress her claim, Kuhn points to the Hospital's referral to Dr. Maxwell as being sufficient to permit this action to move forward. The crux of the current issue, therefore, is whether the referral to GSA is an act sufficient to lead a reasonable person to believe that they were being treated by the Hospital or one of its employees. I determine, as a matter of law, that it is not.

Although I presume it as true that Kuhn was referred by Hospital staff to a specific surgeon, it is interesting to note that it was she who actually scheduled the initial appointment. In doing so, she made contact with GSA and ultimately scheduled her visit with a surgeon other than the one mentioned by the Hospital. Therefore, Kuhn's claim, by necessity, translates to a claim that all surgeons at GSA were held out as employees of the Hospital. Thus, the direct nexus that one might expect in an agency relationship is transparent. Certainly, a reasonable person understands that scheduling an appointment through a medical association separate of the hospital, without restriction as to the specific surgeon, is the first act in establishing a doctor/patient relationship with an entity separate from the hospital. Further indication that GSA was a distinct entity separate from the Hospital is apparent when one considers that the appointments between Kuhn and GSA physicians occurred at the private offices of GSA. Incidentally, those appointments involved diagnostic and other procedures which occurred at locations other than the Hospital, and, in fact, one occasion occurred at a separate and distinct hospital. Under these circumstances, the existing evidence in support of a finding of ostensible agency is insufficient to submit this matter to a jury.

Although I have been unable to uncover any post-MCARE appellate authority on this issue, earlier appellate decisions have required something more than a referral before an ostensible agency relationship is established. See *Capan v. Divine Providence Hospital*, 430 A.2d 647 (Pa.Super. 1980) (patient admitted to hospital through emergency room department, initially treated at hospital by previously unknown doctor while in the care of the hospital); *Thompson v. Nason Hospital*, 535 A.2d 1177 (Pa.Super. 1988) (patient being

treated in emergency room when doctor, unknown to patient, summoned by a treating nurse to provide medical care while at the emergency room); *Walls v. Hazelton State General Hospital*, 629 A.2d 232 (Pa.Cmwlth. 1993), *appeal denied*, 639 A.2d 35 (1994) (patient being treated at hospital emergency department by emergency department physician who called an orthopedic surgeon to provide additional treatment while at the hospital); *Goldberg v. Isdaner*, 780 A.2d 654 (Pa.Super. 2001) (brochures and medical forms indicated affiliation between treating physician and hospital accompanied by physicians' offices sharing entrance with hospital); *Yacoub v. Lehigh Valley Medical Associates*, 805 A.2d 579 (Pa.Super. 2002) (radiologists conducted studies on decedent in the hospital's radiology department when patient referred to hospital for diagnostic test). A common thread among all of these cases is that the patient turned to a hospital for medical care and subsequently received treatment by a previously unknown physician, or other expert, provided to the patient by the hospital. This factual scenario is simply non-existent in the current case.

The Superior Court in *Capan* recognized the need for an ostensible agency theory in light of the changing role of the hospital in society as patients look to the institutions of hospitals rather than the individual physicians for care. The Court recognized that present-day hospitals do far more than furnish facilities for treatment. They regularly employ, on a salary basis, a large staff of physicians, nurses, and interns and they charge patients for medical care and treatment rendered by these professionals. Based on this changing role of hospitals in society, the *Capan* Court opined that “[i]t would be absurd to require such a patient to be familiar with the law of respondeat superior and so to inquire of each person who treated him whether he is an employee of the hospital or an independent contractor.” *Capan*, at 649.

The concern recognized by the *Capan* Court is simply not present instantly. Kuhn was treated and released by the Hospital. She initiated contact with GSA several days after her interaction with the Hospital. For all practical purposes, her relationship with the Hospital had ended as she established a new relationship with GSA. As mentioned, the *Capan* rationale is founded on the presupposition that a patient does not normally visit an emergency room expecting

to be treated by the hospital's independent contractors. Rather, a reasonable person rationally assumes that when they go to a hospital for treatment, and are subsequently treated at the hospital, that it is the hospital that is providing the treatment. It logically follows, therefore, that when a person visits a doctor's office for medical attention, and receives that attention from the office, that the patient expects that they are under that doctor's care. See generally *Parker v. Freilich*, 803 A.2d 738, 748 (Pa.Super. 2002) (a patient attending a doctor's office reasonably expects that they are under the doctor's care). Stated another way, when a reasonable person schedules an appointment with a physician's office, they are looking to that physician for treatment and expecting care from that physician rather than from the referral source.

While I am mindful of the standard for granting summary judgment, I am also aware of this Court's obligation to act as gatekeeper of our legal system to avoid unnecessary, time-consuming, and expensive litigation which lacks merit. Currently, the Hospital did nothing more than competently render emergency services to Kuhn and refer her for further treatment to an independent physician. If evidence supports a finding of medical negligence by her treating physicians, that responsibility rightfully falls on those responsible for the negligent acts. However, the Hospital had no part in the care or accompanying negligence. Requiring the Hospital to remain in this litigation under the guise of the existence of a factual issue as to ostensible agency results in nothing more than unnecessary litigation and financial hardship to an innocent party.

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 22nd day of October, 2008, the Motion for Summary Judgment filed by Gettysburg Hospital is granted. Summary judgment is entered against the Plaintiff and in favor of the Defendant, Gettysburg Hospital. Litigation against the remaining Defendants shall proceed as set forth in the Pennsylvania Rules of Civil Procedure.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-277 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 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, together with the improvements thereon erected, situate, lying and being in Cumberland 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 South Avenue, a fifty (50) feet wide right-of-way, at corner of Lot No. 88 on the subdivision plan hereinafter referred to; thence along the right-of-way line of South Avenue, the following two (2) courses and distances: [1] by a curve to the left having a radius of three hundred twenty-five (325.00) feet, an arc distance of seventy-six and eighty-two hundredths (76.82) feet, and a long chord bearing and distance of North eighty-three (83) degrees forty-nine (49) minutes fifty-eight (58) seconds West, seventy-six and sixty-four hundredths (76.64) feet to a point; and [2] South eighty-nine (89) degrees twenty-three (23) minutes forty-five (45) seconds West, twenty-three and thirty-two hundredths (23.32) feet to a point on the right-of-way of the intersection of South Avenue and Bryan Court; thence along the right-of-way line of said intersection, North forty-six (46) degrees nine (09) minutes forty-four (44) seconds West, thirty-five and seventy hundredths (35.70) feet to a point on the right-of-way line of Bryan Court; thence along the right-of-way line of Bryan Court the following two (2) courses and distances: [1] North one (01) degree forty-three (43) minutes thirteen (13) seconds West, seventy-nine and eighty hundredths (79.80) feet to a point; and [2] by a curve to the right having a radius of one hundred twenty-five (125.00) feet, an arc distance of seventeen (17.00) feet, and a long chord bearing and distance of North two (02) degrees ten (10) minutes thirty-three (33) seconds East, sixteen and ninety-nine hundredths (16.99) feet to a point at corner of Lot No. 86 on the subdivision plan hereinafter referred to; thence along Lot No. 86, South seventy-eight (78) degrees forty-four (44) minutes fifty-four (54) seconds East, one hundred fifty-two and eighty-five hundredths (152.85) feet to a point at Lot No. 88, aforesaid; thence along Lot No. 88, South twelve (12) degrees fifty-six (56) minutes nineteen (19) seconds West, one hundred two and twenty-three

hundredths (102.23) feet to a point on the right-of-way line of South Avenue, the point and place of BEGINNING. (CONTAINING 14,795.3 square feet, 0.340 acres, more or less, and designated as Lot No. 87 on Subdivision Plan for Patriots Choice, Phase I Lots, prepared by Robert A. Sharrah, Professional Land Surveyor, dated March 29, 2005, as last revised June 14, 2005, File 9814, Drawing No. E-625, which said plan is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 88, page 72.)

IT BEING part of the premises which Westminster Land Trust by its deed dated November 12, 2002, and recorded November 14, 2002, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 2874, page 26, granted and conveyed to Joseph A. Myers, of Grantors herein. J. A. Myers Homes, LLC, joins in this deed to convey its interest in and to the improvements erected on the hereinabove described tract of land.

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 Plat Book 88, page 72.

UNDER AND SUBJECT, ALSO, to the covenants and conditions of the Declaration of Planned Community of Patriots Choice, and Patriots Choice Homeowners' Association, Inc., a Pennsylvania non-profit corporation, dated June 22, 2005, and recorded August 8, 2005, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4074, page 308, as may be amended from time to time, together with the Declaration Plan recorded therewith, as may be amended from time to time, and any unrecorded By-Laws and Rules and Regulations of said Patriots Choice Homeowners' Association, Inc.

TITLE TO SAID PREMISES IS VESTED IN Sally Harmon, by Deed from Joseph A. Myers, unmarried and JA Myers Homes, LLC, a Pennsylvania limited liability company, dated 12/08/2005, recorded 12/20/2005 in Book 4251, Page 344.

Tax Parcel: 09-FI 1-0306---000

Premises Being: 95 South Avenue, Gettysburg, PA 17325-8026

SEIZED and taken into execution as the property of **Sally Harmon** 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 September 18, 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.

8/7, 14 & 21

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Tuesday, September 1, 2009 at 9:00 a.m.

MURREN—Orphan's Court Action Number OC-59-2009. The First and Final Account of Adams County National Bank, Executor of the Estate of John W. Murren, late of Mt. Pleasant Township, Adams County, Pennsylvania, deceased.

McILWEE—Orphan's Court Action Number OC-85-2009. The First and Final Account of Thomas I. McIlwee and Tabitha A. Smith, Co-Executors of the Estate of Anita A. McIlwee, late of Oxford Township, Adams County, Pennsylvania, deceased.

WOODS—Orphan's Court Action Number OC-89-2009. The First and Final Account of Joseph J. Woods and Mary C. Haag, Executors of the Estate of Doris M. Woods, late of Freedom Township, Adams County, Pennsylvania, deceased.

Kelly A. Lawver
Clerk of Courts

8/21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-279 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 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 Franklin Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a railroad spike set in Township Route T-348 at corner of land now or formerly of Chester Brent; thence through an iron pin set back 20.9 feet along the line from the point of beginning and running by land now or formerly of Chester Brent and Logan Brent (now Susie Brent) South 87 degrees 45 minutes East, 280 feet to a point; thence running by land now or formerly of Logan Brent (now Susie Brent) South 2 degrees 15 minutes West, 125 feet to a point; thence running by land of the same North 87 degrees 45 minutes West, 275.97 feet through an iron pin set back 13.7 feet from the railroad spike in the road to the railroad spike in Township Route T-348; thence running in Township Route T-348 North 0 degrees 42 minutes East, 125.07 feet to a railroad spike, the place of BEGINNING.

The original description taken from a draft of survey made by Gettysburg Engineering Company on August 21, 1965, for a lot of depths of 200 feet and 195.97 feet facing the road and the extra additional 80 feet on the rear thereof being an extension.

TITLE TO SAID PREMISES IS VESTED IN John E. Hodge and Judy Ann Hodge, h/w, as tenants of an estate by the entireties, by Deed from Stephen E. Brent and Joan E. Brent, his wife, dated 11/16/1970, recorded 11/16/1970 in Book 288, Page 517.

Tax Parcel: 12-E11-0012-000

Premises Being: 815 Belmont Road, Gettysburg, PA 17325-7484

SEIZED and taken into execution as the property of **Judy Ann Hodge** 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 September 18, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-128 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 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 tract of land situate on the westerly right of way line of Abbotts Drive in the Borough of Abbotstown, Adams County, PA known and numbered as Lot No.51 on a plan of lots for Abbotts Manor, Phase III, recorded in the Office of the Recorder of Deeds in and for Adams County, PA in Subdivision Plan Book 76, page 99, more fully bounded and described as follows, to wit;

BEGINNING at a point on the westerly right of way line of Abbotts Drive at a corner of Lot No.50 on said plan; thence extending along the said Lot No. 50 South forty-two (42) degrees forty-three (43) minutes twenty-six (26) seconds West two hundred forty-three and four one-hundredths (243.04) feet to a point; thence North nineteen (19) degrees thirty-one (31) minutes thirty (30) seconds West twenty-five and eighty one-hundredths (25.80) feet to a point; thence North seventeen (17) degrees forty-four (44) minutes zero (00) seconds East one hundred eighty-six and twelve one-hundredths (186.12) feet to a point; thence extending along the westerly right of way line of Abbotts Manor on a line curving to the right having a radius of one hundred seventy-five (175) feet, an arc distance of seventy-nine (79) feet with a chord bearing South sixty (60) degrees twelve (12) minutes thirty (30) seconds East seventy-eight and thirty-three one-hundredths (78.33) feet to a point; thence continuing South forty-seven (47) degrees sixteen (16) minutes thirty-four (34) seconds East twenty-five and twelve one-hundredths (25.12) feet to the point and place of BEGINNING. CONTAINING 11,983 Sq. Ft.

TOGETHER with all buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and any reversions, remainders, rents, issues and profits thereof, and of every part and parcel thereof, including any interests specifically set forth, if any. And also, all the

estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the Grantor of, in and to the same.

To Have And To Hold the same premises, and the appurtenances, hereby granted to Grantee and Grantee's heirs, successors and assigns, to and for the only proper use, benefit and behoove of the said Grantee and Grantee's heirs, successors and assigns forever, under and subject to the conditions set forth, if any.

And The Said Grantor hereby covenants and agrees that Grantor will warrant specially the property hereby conveyed.

Under And Subject, nevertheless to the same condition, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances.

It Being Part of The Same Premises which Hadley Holdings Corporation, by their deed dated May 30, 1996 and recorded in the Office of The Recorder of Deeds in and for Adams County, Pennsylvania in Record Book 1218, Page 136, granted and conveyed unto Garland Construction, Inc., Grantors herein.

TITLE TO SAID PREMISES IS VESTED IN William H. Harrison, by Deed from Garland Construction, Inc., dated 10/22/1999, recorded 11/23/1999 in Book 1957, Page 0333.

Tax Parcel: 01-0005-0039-000

Premises Being: 43 Abbotts Drive, Abbotstown, PA 17301-9615

SEIZED and taken into execution as the property of **William H. Harrison & Linda A. Harrison** 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 September 18, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-197 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 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 Hamilton Township, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a point on the western edge of Springfield Drive at Lot 7 of the hereinafter referenced subdivision plan; thence along same and by a curve to the left whose radius is 500 feet and whose long chord bearing is South 10 degrees 45 minutes 42 seconds East, 117.91 feet for an arc distance of 118.18 feet to a point at Lot 5 of said plan; thence along same South 72 degrees 28 minutes 01 second West, 266.54 feet to a point on the centerline of Carlisle Pike (S.R. 94); thence along same North 25 degrees 01 minute 11 seconds West, 192.31 feet to a point at Lot 7 of said plan; thence along same North 86 degrees 00 minutes 34 seconds East, 314.23 feet to a point on the western edge of Springfield Drive, the point and place of BEGINNING, CONTAINING 43,532 square feet and identified as Lot 6, Cedar Ridge, Phase I. Said description is taken from a plan of lots prepared by Worley Surveying on March 25, 2005, as revised on April 27, 2005, May 16, 2005 and May 19, 2005. Said plan is recorded in the Recorder of Deeds Office in and for Adams County, Pennsylvania in Plat Book 89, page 85.

BEING a portion of the same real estate which Stone Ridge Development Corporation, a Pennsylvania Corporation, by its Deed dated June 22, 2006, and recorded June 29, 2006, in Adams County, Pa., Record Book Volume 4471, Page 294, conveyed to Dan Ryan Builders, Inc., a Maryland Corporation, the Grantor herein.

SUBJECT TO Covenants and Restrictions at Record Book 4369, Page 261, and Book 4469, Page 189, as well as any other covenants, conditions, and restrictions of prior record.

TITLE TO SAID PREMISES IS VESTED IN Alfonso Lua and Paula Lara, by Deed from Dan Ryan Builders, Inc., a Maryland Corporation, dated 01/04/2008, recorded 01/08/2008 in Book 5080, Page 274.

Tax Parcel: 09-0066

Premises Being: 74 SPRINGFIELD DRIVE, NEW OXFORD, PA 17350

SEIZED and taken into execution as the property of **Paula R. Lara & Alfonso Lua** 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 September 18, 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.

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8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-125 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following described tract of land situate, lying and being in Oxford Township, Adams County, Pennsylvania, more particularly bounded and limited as follows, to wit:

BEGINNING for a point on the center line of Rose Lane and Lot No. 38 of the hereinafter referenced subdivision plan; thence along said center line of Rose Lane, North forty-two (42) degrees fifty-five (55) minutes fifty-two (52) seconds East one hundred nine and ninety-five hundredths (109.95) feet to a point at Lot No. 40 of said plan; thence along same and Lot No. 41 of said plan South forty-seven (47) degrees five (5) minutes thirty-nine (39) seconds East two hundred twenty (220) feet to a point at Lot No. 43 of said plan; thence along same, South forty-two (42) degrees fifty-five (55) minutes fifty-two (52) seconds West, one hundred ten (110) feet to a point at Lot No. 38 of said plan; thence along same North forty-seven (47) degrees five (5) minutes thirty-nine (39) seconds West two hundred twenty (220) feet to a point on the center line of Rose Lane, the point and place of BEGINNING. CONTAINING 24,193 square feet and identified as Lot No. 39 on a plan of lots prepared by Thomas Associates, Surveyors, on April 3, 1978. Said plan is recorded in the

Adams County Recorder of Deeds Office in Plat Book 23, at page 41.

TITLE TO SAID PREMISES IS VESTED IN Daniel L. McKinney and Cynthia E. McKinney, h/w, as tenants of an Estate by the Entireties, by Deed from Joyce L. Luckenbaugh, dated 08/24/2006, recorded 08/30/2006 in Book 4549, Page 171.

Tax Parcel: 35-J12-0148-000

Premises Being: 95 Rose Lane, New Oxford, PA 17350

SEIZED and taken into execution as the property of **Daniel L. McKinney & Cynthia E. McKinney** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on September 18, 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.

8/7, 14 & 21

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Section 311 of the Act of December 16, 1982, P.L. 1309, No. 295, codified as amended (54 Pa. C.S.A. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on July 27, 2009, an Application for Registration of Fictitious Name of WHODATHUNKIT FARM, the address of the principal place of business being 520 Tract Road, Fairfield, Pennsylvania 17320. The name and address of the person who is a party to said registration is: Christine Driscoll, 520 Tract Road, Fairfield, Pennsylvania 17325.

Puhl, Eastman & Thrasher
Attorneys

8/21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1811 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 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 improved lot of ground situate on the south side of Maple Avenue and being improved with the western one-half of a duplex to be known generally as 622 Maple Avenue, all of which is situate in the Village of Midway, Conewago Township, Adams County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the South side of Maple Avenue aforesaid at other lands of Jad S. Sneeringer and Patricia S. Sneeringer as marked by an iron pin at the intersecting property lines of Lot No. 4 and Lot No. 3 on the plot plan hereinafter mentioned, said iron pin being ten (10) feet South of the South curb face of Maple Avenue, ninety (90) feet to a pin at Lot No. 5; thence by other lands of Jad S. Sneeringer and Patricia S. Sneeringer, South eighty-six (86) degrees ten (10) minutes West, fifty-six and fifty-eight hundredths (56.58) feet to an iron pin at lands of Henry C. Pottorff; thence by lands of Henry C. Pottorff, also known as Lot No. 2, North three (3) degrees fifty (50) minutes West, ninety (90) feet to an iron pin on the South property line of Maple Avenue; thence along the South property line of Maple Avenue, North eighty-six (86) degrees ten (10) minutes East, fifty-six and one hundredths (56.01) feet to an iron pin, the point and place of Beginning.

CONTAINING 5.066 square feet.

TITLE TO SAID PREMISES IS VESTED IN Paul M. Mickley, by Deed from Anthony Reid, dated 10/26/2006, recorded 11/01/2006 in Book 4626, Page 315.

Tax Parcel: 08-008-0070C-000

Premises Being: 622 Maple Avenue, Hanover, PA 17331-4624

SEIZED and taken into execution as the property of **Paul M. Mickley** 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 September 18, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1562 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 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 the Borough of Bonneauville, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point at the corner of Bonnie Field Circle and Lot No. 40 as more particularly described on the hereinafter referred to subdivision plan, thence along Lot No. 40, South eleven (11) degrees forty (40) minutes forty-nine (49) seconds West, one hundred five and one hundredth (105.01) feet to a point at lands now or formerly of Ronald L. Carter and Meyer & Meyer Partnership thence along said lands, South sixty-three (63) degrees twenty-eight (28) minutes forty-eight (48) seconds West, thirty-seven and two hundredths (37.02) feet to a point at Lot No. 41-B as more particularly described in the hereinafter referred to subdivision plan, thence along Lot No. 41-B, North zero (00) degrees thirty-two (32) minutes thirty-eight (38) seconds West one hundred twenty-three and sixty-two hundredths (123.62) feet to a point at Bonnie Field Circle thence along Bonnie Field Circle by a curve to the right having a radius of two hundred thirty-eight and ninety-seven hundredths (238.97) feet, an arc distance of fifty-five and eighty-four hundredths (55.84) feet and a long chord bearing and distance of South eighty-five (85) degrees thirty-seven (37) minutes thirty (30) seconds East, fifty-five and seventy-two hundredths (55.72) feet to a point, the place of BEGINNING. CONTAINING 5,019 square feet and known as Lot No. 41-A on Final Plan of Bonnie Field, prepared by Worley Surveying, dated April 3, 1995, File No. C-1488, which said subdivision plan is recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plan Book 67, page II.

Tax Map#: (6) 9-55A

SEIZED and taken into execution as the property of **Kathleen D. Mikesell** 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 September 18, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-283 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 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 Gettysburg Borough, County of Adams, Commonwealth of Pennsylvania, known and designated as Lot No. 21 on a certain plan of lots entitled 'Breckenridge Village', made by D.P. Raffensperger Associates, Engineers and Surveyors, dated May 7, 1971, which plan is of record in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 1 at Page 90 bounded and described as follows:

BEGINNING at a point on the Westerly line of Village Drive which point marks the intersection of the Northerly line of the lot herein described the Southerly line of Lot No. 20 on the hereinafter mentioned plan of lots and the said Westerly line of Village Drive and from said point along the Westerly line of Village Drive South 17 degrees 28 minutes West 20 feet to a point; thence along the line of Lot No. 22 on the hereinafter mentioned plan of lots and through the center of a partition wall North 72 degrees 32 minutes West 94 feet to a point; thence North 17 degrees 28 minutes East 20 feet to a point; thence along the Southerly line of Lot No. 20 on the hereinafter mentioned plan of lots and through the center of a partition wall South 72 degrees 32 minutes East 94 feet to the place of BEGINNING.

Tax ID #: (16) 9-147

By fee simple deed from David J. Whelan as set forth in Deed Book 2769, Page 0050 and recorded on 8/16/2002, Adams County Records.

TITLE SAID PREMISES IS VESTED IN Christian F. Robinder, by Deed from David J. Whelan, a single man, dated 08/16/2002, recorded 08/16/2002 in Book 2769, Page 50.

Tax Parcel: 16,009-0147---000

Premises Being: 373 Village Drive, Gettysburg, PA 17325-3002

SEIZED and taken into execution as the property of **Christian F. Robinder** 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 September 18, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-271 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of September, 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, together with the improvements thereon erected, situate, lying and being in Conewago Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a point on the Eastern right-of-way line of Los Alamitos Circle, a sixty (60) foot wide right-of-way, at corner of Lot No. 336 on the subdivision plan hereinafter referred to; thence along the right-of-way line of Los Alamitos Circle, North twenty-eight (28) degrees fifty-one (51) minutes zero (00) seconds West, one hundred five and zero hundredths (105.00) feet to a point at Lot No. 334 on the subdivision plan hereinafter referred to; thence along Lot No. 334, North sixty-one (61) degrees nine (09) minutes zero (00) seconds East, one hundred fifty and zero hundredths (150.00) feet to a point at Lot No. 326, Allwood Manor, Phase IV, Section II; thence along said Lot No. 326, South twenty-eight (28) degrees fifty-one (51) minutes zero (00) seconds East, one hundred five (105.00) feet to a point at Lot No. 336, aforesaid; thence along Lot No. 336, South sixty-one (61) degrees nine (09) minutes zero (00) seconds West, one hundred fifty and zero hundredths (150.00) feet to a point on the right-of-way line of Los Alamitos Circle, the point and place of BEGINNING. CONTAINING 15,750 square feet and designed as Lot No. 335 on final plan of Allwood Manor, Phase IV, Section 1B, prepared by Group Hanover, Inc., designated as Project No. 892015, dated May 2, 1997, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plan Book 74, page 18.

TITLE SAID PREMISES IS VESTED IN Gerald Franklin Cook and Nickees B.

Duncan, as Tenants in Common, by Deed from Nickees B. Duncan, a widow, dated 05/18/2005, recorded 05/24/2005 in Book 3975, Page 150.

Tax Parcel: 080310023 000

Premises Being: 49 Los Alamitos Circle, Hanover, PA 17331-7773

SEIZED and taken into execution as the property of **Nickees B. Duncan & Gerald Franklin Cook** 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 September 25, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-686 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of September, 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 Latimore Township, Adams County, Pennsylvania, being more fully bounded, limited and described as follows:

BEGINNING at a surveyor's pin at Lot No. 2; said surveyor's pin being located 30 feet from the centerline of L.R. 01009, a/k/a Mountain Road; thence along Lot No. 2 North 76 degrees 9 minutes 55 seconds West 536.19 feet to a surveyor's pin at lands of Martin H. Hess; thence along the last mentioned lands North 22 degrees 01 minutes 50 seconds East 484.57 feet to a surveyor's pin at lot No. 4; thence along Lot No. 4 South 70 degrees 30 minutes 40 seconds East 432.64 feet to a surveyor's pin on the western side of L.R. 01009, a/k/a Mountain Road, said pin being located 30 feet from the centerline of last mentioned roadway; thence along the western side of said last mentioned roadway South 09 degrees 03 minutes 05 seconds West 438.53 feet to a Surveyor's pin and the place of BEGINNING.

CONTAINING 5.094 Acres and being designated as Lot No. 3 on a Final Plan of Minor Subdivision for Harold S. Davis, Jr., prepared by Rodney Lee Decker, R.S. dated May 8, 1980.

Being Known As: 978 Mountain Road, York Springs, PA 17372

Tax Parcel # 12-4 1

SEIZED and taken into execution as the property of **Jimmy R. Carte** 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 September 25, 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.

8/7, 14 & 21

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
NO. 2009-S-911
Action in Quiet Title

JEMEZ, LLC, Plaintiff

vs.

CHRISTIAN S. MONSOD and SOLITA C. MONSOD, husband and wife, their executors, heirs, successors and assigns, Defendants

TO: Christian S. Monsod and Solita C. Monsod, husband and wife, and their respective executors, heirs, successors and assigns.

NOTICE

You are notified that the Plaintiff has commenced an action to quiet title against you by Complaint filed on June 11, 2009, which action you are required to defend.

You are required to plead to the said Complaint within twenty (20) days after service has been completed by publication or judgment by default may be entered against you.

This action concerns a tract of land known as 45 Cross View Trail, Fairfield, Adams County, Pennsylvania, more particularly described as follows:

ALL that lot of ground situate in Carroll Valley Borough, Adams County, Pennsylvania being Lot No. 19 in Section RG, bounded and described as follows:

BEGINNING at a point in the center of Cross View Trail at Lot No. 18; thence by said lot South 87 degrees 22 minutes 40 seconds East, 225 feet to Lot No. 22; thence by said lot South 2 degrees 37 minutes 20 seconds West, 100 feet to Lot No. 20; thence by said lot North 87 degrees 22 minutes 40 seconds West, 225 feet to a point in the center of said Cross View Trail; thence in said Cross View Trail North 2 degrees 37 minutes 20 seconds East, 100 feet to the place of BEGINNING.

If you wish to defend, you must take action by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claim 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 without further notice for the relief requested by Plaintiffs. 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 A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CAN NOT 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.

Court Administrator
Adams County Courthouse
117 Baltimore Street
Gettysburg, PA 17325-2313
(717) 337-9846

8/21

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Pennsylvania's "Fictitious Names Act", 54 Pa. C.S.A. §§ 301 et seq., of the filing of an Application for Registration of Fictitious Name under the said Act. The fictitious name is SEW-IT-SEAMS. The address of the principal office or place of business to be carried on under or through the fictitious name is 35 Chambersburg Street, Gettysburg, Pennsylvania 17325. The name and address of the entity who is a party to the registration is Deborah A. Yount, of 35 Chambersburg Street, Gettysburg, Pennsylvania 17325. An application for registration under the Fictitious Names Act of the said fictitious name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on August 12, 2009.

Campbell & White, P.C.
112 Baltimore Street, Suite 1
Gettysburg, PA 17325-2311
Attorneys for Applicant

8/21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-196 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of September, 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 Huntington Township, Adams County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the center of the cartway of the Peach Glen-Idaville Road (L.R. 01047), said point marking the common point of adjoiner of Lots No. 5 and No. 6 on the hereinafter mentioned plan of subdivision with the center of said cartway; thence departing from the centerline of the Peach Glen-Idaville Road, and extending along Lot Nos. 5 and 3 on the hereinafter mentioned plan of subdivision, North 30 degrees 12 minutes 30 seconds East, through a concrete monument set 30 feet from the origin of this call, for a total distance of 450 feet to a concrete monument which marks the common point of adjoiner of Lot Nos. 1, 2, 3 and 6 on the hereinafter mentioned plan of subdivision; thence extending along Lot No. 1, South 59 degrees 47 minutes 30 seconds East, for a distance of 270 feet to a steel pin at Lot No. 8 on the hereinafter mentioned plan of subdivision; thence departing from Lot No. 1, and extending along Lot No. 8, South 30 degrees 12 minutes 30 seconds West, for a distance of 230 feet to a steel pin at Lot No. 7 on the hereinafter mentioned plan of subdivision; thence extending along Lot No. 7, the following two courses and distances: North 59 degrees 47 minutes 30 seconds West, for a distance of 220 feet to a steel pin; thence continuing South 30 degrees 12 minutes 30 seconds West, through a steel pin set back 30 feet from the terminus of this call for a total distance of 220 feet, to a point in the center of the cartway of Peach Glen-Idaville Road; thence extending in and through the center of the cartway of the Peach Glen-Idaville Road, North 59 degrees 47 minutes 30 seconds West, for a distance of 50 feet to a point in said cartway at Lot No. 5 on the hereinafter mentioned plan of subdivision, said point marking the place of beginning. CONTAINING 1.678 acres and being designated as Lot No. 6 on a final plan of subdivision of Peach Glen Meadows, Phase I, prepared for Kimba, Inc., by Mort, Brown and Associates, dated August 16, 1984, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 40 at page 131.

TITLE TO SAID PREMISES IS VESTED IN Ivan Richardson and Rebecca Richardson, his wife by Deed from Eleanor J. Runkles dated 7/6/2000 and recorded 7/6/2000 in Record Book 2083, Page 82.

Premises being: 315 Peach Glen-Idaville Road, Gardners, PA 17324

Tax MAP G3, PARCEL 91

Tax Parcel: 22-G03-0091---000

SEIZED and taken into execution as the property of **Ivan Richardson & Rebecca M. Richardson** 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 September 25, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-323 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of September, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following three (3) tracts of land with the improvements thereon erected situate in section A, Chamita, in the Borough of Carroll Valley, Adams County, Pennsylvania, being more particularly bounded and described as follows:

LOT NO. 158: BEGINNING at a point in the center of Valley View Trail at Lot No. 157; thence by said lot South 62 degrees 13 minutes East 161.05 feet to Lot No. 196; thence by said lot South 27 degrees 47 minutes West 100 feet to Lot No. 159; thence by said lot North 62 degrees 13 minutes West 187.60 feet to a point in the center of said Valley View Trail; thence in said Valley View Trail North 42 degrees 39 minutes East 103.46 feet to the place of BEGINNING.

LOT NO. 159: BEGINNING at a point in the center of Valley View Trail at Lot No. 158; thence by said lot South 62 degrees 13 minutes East 187.60 feet to Lot No. 95;

thence by said lot South 27 degrees 47 minutes West 100 feet to Lot No. 160; thence by said lot North 62 degrees 13 minutes West 200 feet to a point in the center of said Valley View Trail; thence in said Valley View Trail North 27 degrees 47 minutes East 53.27 feet to a point in the center of said Valley View Trail; thence continuing in said Valley View Trail North 42 degrees 39 minutes East 48.35 feet to the place of BEGINNING.

LOT NO. 160: BEGINNING at a point in the center of Valley View Trail at Lot No. 159; thence by said lot South 62 degrees 13 minutes East 200 feet to Lot No. 194; thence by said lot South 27 degrees 47 minutes West 100 feet to Lot No. 161; thence by said lot North 62 degrees 13 Minutes West 200 feet to a point in the center of said Valley View Trail North 27 degrees 47 minutes East 100 feet to the place of BEGINNING.

BEING the same premises which IMC Mortgage Company by Deed dated September 27, 1999 and recorded in the Adams County Recorder of Deeds Office on October 1, 1999 in Deed Book 1924, Page 144, granted and conveyed unto Edward L. Gray, Jr.

PARCEL # 43-13-45

Property Known As 18 Valley View Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Edward L. Gray, 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 October 9, 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.

8/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-398 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of September, 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 Carroll Valley Borough, formerly Liberty Township, County of Adams, Commonwealth of Pennsylvania, being Lot No. 87 in Section RD, more particularly bounded and described as follows:

BEGINNING at a point in the center of Oak Ridge Trail at Lot No. 86; thence by said Lot North 45 degrees 54 minutes 40 seconds East 225 feet to Lot No. 78 thence by said Lot South 44 degrees 5 minutes 20 seconds East 100 feet to Lot No. 88; thence by said Lot South 45 degrees 54 minutes 40 seconds West 225 feet to a point in the center of Oak Ridge Trail; thence in said Oak Ridge Trail North 44 degrees 5 minutes 20 seconds West 100 feet to the place of BEGINNING.

The above description was taken from a plan of lots labeled "Section RD of Charnita, Inc." dated November 18, 1968 prepared by Gordon L. Brown, R.S. recorded in Adams County Plat Book No. 1 at page 36.

Being the same property conveyed by virtue of a deed from Edward Gray Construction, Inc. dated April 29, 1996, and recorded May 3, 1996, in the Office of the Recorder of Deeds for the County of Adams in Book 1188, at Page 185.

PARCEL # 43-105 LOT RD-87

Property Known As: 24 Oak Ridge Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Edward L. Gray, 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 October 9, 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.

8/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1741 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of September, 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 Butler Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at corner of lands now or formerly of James Parry and at side of a public road which leads to Route 234; thence along other land of James Parry, crossing the aforesaid public road and running along an old mill race, North 13 degrees West, 42 perches to a point; thence along land of the same North 22 degrees West, 7.9 perches to an iron pin; thence leaving said mill race, crossing another public road and running along land now or formerly of Earl Kime, South 66-1/4 degrees West, 12.4 perches to a point in Opossum Creek; thence along the said creek and land now or formerly of Zula Himes and recrossing the first mentioned public road, South 10 degrees East 50.1 perches to a point in said creek at corner of land now or formerly of Harry Kime Estate; thence leaving said creek and running along land of the said James Parry, North 65 degrees East, 18 perches to the point, the place of BEGINNING. CONTAINING 4 acres and 120 perches.

TITLE TO SAID PREMISES IS VESTED IN Carol Ann Burke and Ruth E. Burke, widow, by deed from Ruth E. Burke, widow, dated December 14, 1967 and recorded December 14, 1967 in Deed Book 264, Page 1176.

TAX ID. #: 07-GO 8-0005-000

Being known as: 921 Stone Jug Road, Biglerville, PA 17307.

SEIZED and taken into execution as the property of **Carol Burke** 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 October 9, 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.

8/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-7 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of September, 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 in Reading Township, Adams County, Pennsylvania, being known as Lot No. 99 as more particularly shown on a Plan of Lots of Lake Meade Subdivision which is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 1 at Page 6.

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

TITLE TO SAID PREMISES IS VESTED IN Tyrone S. Harris, by deed from Donald W. Harvey and Barbara J. Harvey, husband and wife, and Anthony A. Miller, dated 5/21/2003, recorded 5/27/2003 in Record Book 3120, Page 12.

Tax Map No. 37-12-20

Property Address: 56 Segwick Drive, East Berlin, PA 17316

SEIZED and taken into execution as the property of **Tyrone S. Harris** 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 September 25, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-399 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of September, 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.:

Lot No. 22

BEGINNING at a point in the center of East Wind Trail at Lot No. 21: thence by said south 36 degrees 45 minutes 08 seconds West 225 feet to Lot No. 35: thence by said lot North 03 degrees 14 minutes 82 seconds West, 100 feet to Lot No. 23; thence by said lot North 36 degrees 45 minutes 00 seconds East, 225 feet to a point in the center of said East Wind Trail; thence East Wind Trail; South 53 degrees 14 minutes 52 seconds East 100 feet to the place of BEGINNING.

Lot No. 23

BEGINNING at a point in the center of East Wind Trail at Lot No. 22; thence by said Lot, South 36 degrees 45 minutes 08 seconds West 20.6 feet to Lot No. 36; thence by said lot North 53 degrees 14 minutes 52 seconds West 100 feet to Lot No. 24; thence by said lot North 35 degrees 45 minutes 05 seconds East, 225 feet to a point in the center of said East Wind Trail: thence in said East Wind Trail South 53 degrees 14 minutes 52 seconds East 100 feet to the place of BEGINNING.

THE ABOVE TWO DESCRIPTIONS were taken from a plan of lots labeled Section D. Charnita, dated April 11, 1969, prepared by Evans, Hogan & Holdtor and recorded in Adams County Plat Book I at page 47.

TOGETHER WITH AND SUBJECT TO the rights, covenants, conditions, rights of way and restrictions as contained in Deed Book 274 at Page 867.

The improvements thereon being known as 14 East Wind Trail, Fairfield, PA 17320

BEING the same property conveyed to Edward L. Gray Jr. from Edward Gray Construction, Inc., a Pennsylvania Corporation, by deed dated August 26, 1999, and recorded on September 3, 1999, in Book 1909, Page 0029, in the Adams County Recorder of Deeds Office.

PARCEL # 43 -19-42

Property Known As: 14 East Wind Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Edward L. Gray, 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 October 9, 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.

8/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-500 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of September, 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 Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania, being Lot No. 215 in Section, more particularly bounded and described as follows:

BEGINNING at a point in the cul-de-sac of Dandelion Trail at Lot No. 214; thence in the cul-de-sac and by said lot North 3 degrees 11 minutes 40 seconds West 200 feet to Lot No. 204; thence by said lot South 87 degrees 23 minutes 40 seconds East 100 feet to Lot No. 203; thence by said lot North 85 degrees 5 minutes East 128.29 feet thence by said lot South 35 degrees 54 minutes 20 seconds West 48.21 feet to Lot No. 216; thence by said lot and in the cul-de-sac of said Dandelion Trail North 87 degrees 23 minutes 40 seconds West 84.72 feet to the place of BEGINNING.

The above description was taken from a plan of lots labeled Section J, Charnita Ski Area Inc. dated March 20, 1968 prepared by Gordon L. Brown, R.S., recorded in Adams County Plat Book J at Page 24.

TOGETHER WITH a right of way and easement over the private roads indicated on said lot plan recorded in Adams County Plat Book No. I at Page 24, for means of ingress, egress, and regress, SUBJECT TO AND TOGETHER WITH all covenants and restrictions set forth in the above deed.

RESERVING, HOWEVER, unto the grantor, its successor and assigns, a right of way and easement over said private roads indicated on said lot plan recorded in Adams County Plat Book No. I at Page 24, to be used forever in

common with the grantee, his heir and assigns, for means of ingress, egress and regress.

BEING THE SAME PREMISES which Bruce M. Pope and Patricia L. Pope, by Deed dated May 24, 1990 and recorded June 12, 1990, in the Office for the Recorder of Deeds in and for the County of Adams, in Deed Book 558 Page 417, granted and conveyed unto the Edward L. Gray, Jr., in fee.

PARCEL # 43 - 5- 33

Property Known As: 11 Dandelion Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Edward L. Gray, 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 October 9, 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.

8/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-411 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 18th day of September, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL those four (4) tracts of ground, with any improvements thereon erected, situate, lying and being in the Borough of East Berlin, Adams County, Pennsylvania, bounded and described as follows, to wit:

Tract No. 1: BEGINNING at an iron pin on the building line at York Street and lands now or formerly of R. B. Jacobs; thence along said York Street building line, North 55-1/2 degrees West, 47 feet to an iron pin at lot now or formerly of Allen H. Herr; thence by lot now or formerly of Allen H. Herr, North 31-1/4 degrees East, 220 feet to an iron pin at a 20 feet wide public alley; thence by said public alley, South 55-1/2 degrees East, 47 feet to an iron pin at lands now or formerly of R. B. Jacobs; thence by same, South 31-1/4 degrees West, 220 feet to an iron pin at York Street, the place of BEGINNING. CONTAINING 10,340 square feet.

Tract No. 2: BEGINNING at an existing pin on the Northern edge of a 6 foot sidewalk on the northern side of East King Street, also known as Pennsylvania Route 234; thence by land now or formerly of Max R. Emig, North 33 degrees 10 minutes 00 seconds East, 100.10 feet to an existing pin; thence by land now or formerly of Barry L. Jacobs, South 52 degrees 25 minutes 00 seconds East, 10.70 feet to a pin at corner of land now or formerly of O. Owen Hunt; thence by same, South 36 degrees 25 minutes 45 seconds West, 99.83 feet to a pin on the northern edge of the aforesaid sidewalk; thence along said sidewalk, North 52 degrees 20 minutes 00 seconds West 5.00 feet to an existing pin, the above described place of BEGINNING. CONTAINING .018 Acre.

The above description was taken from a draft of survey by George M. Wildasin, P.E. dated August 25, 1979, and revised November 7, 1979.

Tract No. 3: BEGINNING for a corner at a pin set on the northerly edge of a 6 foot wide sidewalk along PA 234 (East King Street) at the southeasternmost corner of other lands now or formerly of Max R. Emig, as shown on the hereinafter referred to subdivision plan; thence along said last mentioned lands now or formerly of Max R. Emig, North 36 degrees 25 minutes 45 seconds East, 99.83 feet to an existing pin at lands now

or formerly of O. Owen Hunt, as shown on the hereinafter referred to subdivision plan; thence along said last mentioned lands now or formerly of O. Owen Hunt, the following 4 courses and distances: [1] South 25 degrees 46 minutes East, 4.4 feet to a point; [2] South 13 degrees West, 7.5 feet to a point; [3] South 29 degrees 11 minutes West, 22.95 feet; [4] South 44 degrees 35 minutes 15 seconds West, 68.82 feet to a pin set on the aforesaid northerly edge of a 6 foot wide sidewalk along PA 234 (East King Street), the point and place of BEGINNING. CONTAINING 560 square feet and identified as Lot No. 2.

Tract No. 4: BEGINNING for a corner at an iron pin set on the southerly edge of North Alley at the northeasternmost corner of land now or formerly of Max R. Emig, as shown on the hereinafter referred to subdivision plan; thence in and along the southerly edge of North Alley, South 52 degrees 25 minutes East, 15 feet to an iron pin at lands now or formerly of O. Owen Hunt, as shown on the hereinafter referred to subdivision plan; thence along said last mentioned lands now or formerly of O. Owen Hunt, South 35 degrees 14 minutes 30 seconds West, 118.45 feet to an existing pin at aforementioned lands now or formerly of Max R. Emig; thence along said last mentioned lands now or formerly of Max R. Emig, the following 2 courses and distances: [1] North 52 degrees 25 minutes West 10.7 feet to an existing pin; [2] North 33 degrees 10 minutes East, 118.7 feet to an iron pin set on the aforesaid southerly edge of North Alley, the point and place of BEGINNING. CONTAINING 1,520 square feet and identified as Lot No. 1.

The above two (2) descriptions (Tract No. 3 and No. 4) were taken from a Final Plan prepared by George M. Wildasin, P.E., dated August 25, 1979, and recorded in the Recorder of Deeds Office of Adams County, Pennsylvania, in Plat Book 41, page 141, and revised June 15, 1985.

IT BEING THE SAME four (4) tracts of land which Steven A. Martin, Sr. and Cerenna K. Martin, husband and wife, by their Deed dated February 11, 2008 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Record Book 5113, page 262, granted and conveyed unto Steven A. Martin, Sr., Mortgagee herein.

Property Known As: 204 East King Street, East Berlin, PA 17316

PARCEL NO. 10-5-6

SEIZED and taken into execution as the property of **Steven A. Martin, Sr.** 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 October 9, 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.

8/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-358 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 4th day of September, 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 improved lot of ground situate, lying and being on the south side of the State Highway leading from Gettysburg to Hanover in Conewago Township, Adams County, Pennsylvania, which is bounded and described as follows:

BOUNDED on the North by the State Highway aforesaid, on the South by an alley, on the East by land now or formerly of Henry Wolf and bounded on the West by land now or formerly of William D. Gordon, Secretary of Banking of the Commonwealth of Pennsylvania, in possession of the business and property of the Littlestown Savings Institution. Said lot having a frontage on said State Highway of 40 feet and extending thence in a southwardy direction with a uniform width for a distance of 162 feet to said alley.

SUBJECT, NEVERTHELESS to the restriction that no building shall be built upon said lot within 30 feet from the south side of State Highway.

BEING THE SAME PREMISES which Patricia A. Deamer, by Deed dated October 31, 2001 and recorded November 6, 2001, in the Office for the Recorder of Deeds in and for the County of Adams, in Deed Book 2455 Page 01, granted and conveyed unto the George O. Tubies, in fee.

PROPERTY ADDRESS: 5809 Hanover Road, Hanover, PA 17331

SEIZED and taken into execution as the property of **George O. Tubies** 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 September 25, 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.

8/7, 14 & 21

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1756 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 16th day of October, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract of land situated, lying and being in Gettysburg Borough, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a post at a corner of lot now or formerly of Priscilla Carter on the North side of Breckenridge Street; thence by lot now or formerly of said Priscilla Carter, North 141 feet, more or less, to a post in an alley; thence along said alley, West 23 feet, more or less, to a stone at corner of the Colored Baptist Church and Edward Carter lots; thence with same, South 141 feet, more or less, to a post at Breckenridge Street; thence with said Street, East 30 feet, more or less, to a post, the place of BEGINNING.

BEING known and numbered as 143 Breckenridge Street, Gettysburg, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Bryan Klingensmith and Paula Klingensmith, h/w, by Deed from David R. Yeager, a single man, dated 01/23/2007, recorded 02/05/2007 in Book 4732, Page 226.

Tax Parcel: 16-010-0222-000

Premises Being: 143 Breckenridge Street, Gettysburg, PA 17325-2504

SEIZED and taken into execution as the property of **Bryan Klingensmith & Paula Klingensmith** 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 November 6, 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.

8/21, 28 & 9/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-263 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 16th day of October, 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.:

That tract of land situate, lying and being in Reading Township, Adams County, Pennsylvania, being more particularly described as Lot No. 284 on a plan of lots of Lake Meade subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 1 at Page 1, and subject to all legal highways, easements, rights-of-way and restrictions of record.

TOGETHER WITH the rights and subject to restrictions referred to in the above recited Deed and contained in Deed Book 327 at Page 18.

Parcel No. (37) 011-0099

BEING the same premises which Lynn E. Palmer and Debbie Palmer, by Deed dated May 2, 2006 and recorded in the Recorder of Deeds of Adams County on May 12, 2006, granted and conveyed unto Andrew J. Biesecker and Reagan N. Biesecker.

SEIZED and taken into execution as the property of **Andrew J. Biesecker & Reagan N. Biesecker** 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 November 6, 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.

8/21, 28 & 9/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-301 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 16th day of October, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THOSE TWO TRACTS of land situate in Hamiltonban Township, Adams County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at an iron pin at the Northwest edge of a public road leading to Mt. Hope Church thence by an original line across said public road and along lands now or formerly of Mrs. William Shindledecker, South 16 degrees East, 330 feet to a marked locust at corner of lands now or formerly of Mrs. William Shindledecker and Mary C. Kepner; thence along lands formerly of William I. Kepner; thence along lands formerly of William F. Kepner and Mary C. Kepner, now or formerly of Carl C. and Ethel R. Kepner, North 76 degrees West 259 feet to a state on the northwest edge of said public road; thence along original line and lands now or formerly of Charles Sites, North 32 degrees East 301 feet on an iron pin, the place of BEGINNING.

TRACT NO. 2:

BEGINNING at an iron pin on the North side of the public road running between Mt. Hope and the Iron Springs-Greentown State Highway, at corner of other land formerly of Paul L. Knott and of Glatfelter Pulp Wood Company, said corner also being a corner on line of lands now or formerly of Dwight Sites; thence crossing said public road and through the original tract of the estate of Susan C. Shindledecker, deceased, South 40 degrees 53 minutes East 202.2 feet, crossing an unimproved road, to an iron pin at angle point, thence continuing through same original tract, South 33 degrees 50 minutes East, crossing a small stream, 223.3 feet to a pin and stones; thence continuing through the original tract, South 26 degrees 52 minutes West 225 feet to a pin at a 16 inch oak on line of lands now or formerly of Frank Bell; thence re-crossing said small stream and by said lands now or formerly of Frank Bell, touching a corner of lands now or formerly of Carl Kepner (at a presently existing copper pin) and by the aforesaid other land or formerly of Paul L. Knott, North 16 degrees West 562 feet to the above described place of BEGINNING.

The foregoing description of Tract No. 2 was taken from a draft of survey made

by Harry Knox, Registered Surveyor, dated May 4, 1956 and further identified by the legend: 'Wm. Shindledecker Estate, Hamiltonban Township, Adams County, Pennsylvania, to Paul L. Knott'.

TITLE TO SAID PREMISES IS VESTED IN Samson Clingan, single man, by Deed from Charles A. Hostetter, Jr., single man, dated 03/31/2006, recorded 04/05/2006 in Book 4369, Page 190.

Tax Parcel: 18-B14-0088

Premises Being: 2130 Mount Hope Road, Fairfield, PA 17320-9412

SEIZED and taken into execution as the property of **Samson Clingan** 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 November 6, 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.

8/21, 28 & 9/4

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-429 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 16th day of October, 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 limited as follows, to wit:

BEGINNING for a point along the southwesterly right-of-way line of Hickory Lane and Lot No. 250 of the hereinafter referred to subdivision plan; thence along said Lot No. 250 South forty-six (46) degrees forty-two (42) minutes forty-five (45) seconds West, one hundred forty and zero hundredths (140.00) feet to a point at Lot No. 239; thence along said Lot No. 239 North sixty-five (65) degrees fourteen (14) minutes seventeen (17) seconds West, one hundred ten and zero hundredths (110.00) feet to a point at Lot No. 240; thence along said Lot No. 240 North twenty-nine (29) degrees fifty-six (56) minutes thirty (30) seconds East,

one hundred forty and zero hundredths (140.00) feet to a point along the southwesterly right-of-way line of Hickory Lane; thence along the southwesterly right-of-way line of Hickory Lane South sixty-one (61) degrees thirty-four (34) minutes thirty-eight (38) seconds East, one hundred fifty and zero hundredths (150.00) feet to a point, the place of BEGINNING.

CONTAINING 17,638.12 square feet and being identified as Lot No. 241 on the final subdivision plan of Meadowview Estates, Phase V, which plan is recorded in the Adams County Recorder of Deeds Office in Plan Book 74, page 77. Said tract of land is subject to the declaration of restrictions recorded in the Adams County Recorder of Deeds Office in Record Book 1661, page 225.

BEING THE SAME PREMISES which Douglas A. Armacost and Tami L. Armacost, husband and wife, and Thomas A. Armacost and Virginia E. Armacost, husband and wife, by Deed dated January 2, 2002 and recorded January 10, 2002 in the Office of the Recorder of Deeds in Adams County in Deed Book 2527, Page 116, granted and conveyed unto Douglas A. Armacost and Tami L. Armacost, husband and wife.

PARCEL ID 41003-0111-000

BEING KNOWN AS 4 Hickory Lane, Littlestown, PA 17340

SEIZED and taken into execution as the property of **Douglas A. Armacost & Tami L. Armacost** 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 November 6, 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.

8/21, 28 & 9/4

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 STANLEY G. EBERLY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Manufacturers and Traders Trust Company, by: Anna M. Lamond, VP, 21 East Market Street, York, PA 17401

Attorney: Ronald L. Hershner, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia St., Suite E600, York, PA 17401-2994

ESTATE OF RANDY J. FRAM, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administratrix: Lori M. Colgan, 412 Debbie Court, Hanover, PA 17331

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF PHARES HENRY HARGET, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Diana M. Harget, 3684 Chambersburg Road, Biglerville, PA 17307

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

ESTATE OF ROGER D. LaFLESH, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Charles LaFlesh, 402 Watch Hill Lane, Gaithersburg, MD 20878

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore St., Gettysburg, PA 17325

ESTATE OF NORMA J. SANDERS a/k/a NORMA JEAN SANDERS, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Carol Hawbaker Kelley, 259 Clapsaddle Road, Gettysburg, PA 17325

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore St., Gettysburg, PA 17325

ESTATE OF MARY FRANCES WASTLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Connie M. Ernst, 113 Sherry Drive, McSherrystown, PA 17344; Alana F. Stroh, 238 Eichelberger Street, Hanover, PA 17331

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

ESTATE OF PATRICIA A. WHITTAKER, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Executor: Stephen L. Bloom, Esq., Irwin & McKnight, P.C., 60 West Pomfret St., Carlisle, PA 17013

Attorney: Stephen L. Bloom, Esq., Irwin & McKnight, P.C., 60 West Pomfret St., Carlisle, PA 17013

SECOND PUBLICATION**ESTATE OF RUTH S. DONHARL, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executor: David L. Donharl, 616 Buchanan Valley Road, Orrtanna, PA 17353

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

ESTATE OF BETTY JANE FLEMING, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Jenny L. Presley, 9 Colonial Court, Hanover, PA 17331

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

ESTATE OF MARVEL E. KUMP, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Executor: Jack A. Kump, 405 Rupp Road, Gettysburg, PA 17325

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

ESTATE OF DORSEY L. REASER, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executor: Yoji Reaser, 40 Walnut Trail, Carroll Valley, Fairfield, PA 17320

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

ESTATE OF MARGARET O. SCHUCHART, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executrix: Wendy S. Schuchart, 1471 Beck Mill Road, Hanover, PA 17331

ESTATE OF ELISE M. WAGNER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Bruce Wagner, 235 Carey Lane, Gettysburg, PA 17325

Attorney: John A. Wolfe, Esq., Wolfe & Rice, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF KATHRYN L. YATES, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Stanley E. Yates, 331 Kohler Mill Road, New Oxford, PA 17350; Linda Sue Rudnicki, 20812 Revere Street, St. Clair Shores, MI 48080

Attorney: Larry W. Wolf, Esq., Larry W. Wolf, P.C., 215 Broadway, Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF GEORGE E. BESHORE, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Administratrix: Amy L. Martin, 6987 Bergen Circle, Bethlehem, PA 18017

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

ESTATE OF GRACE HELEN BOTTOMLEY, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Randy Bottomley, 1701 Cottonwood Rd., Carrollton, TX 75006

ESTATE OF ANTHONY J. DOWD, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executors: Patricia B. Dowd and Anthony J. Dowd, III, 10 Old Tavern Road, Newtown, CT 06470

Attorney: Elyse E. Rogers, Esq., Keefer Wood Allen & Rahal LLP, 635 North 12th Street, Suite 400, Lemoyne, PA 17043

THIRD PUBLICATION (CONTINUED)

ESTATE OF RAYMOND L. FAIR, DEC'D
Late of Butler Township, Adams
County, Pennsylvania

Executors: Richard A. Fair, 12 Matthew
Ct., Carlisle, PA 17015; Garry R.
Fair, 535 Goldenville Rd., Gettysburg,
PA 17325

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

ESTATE OF EILEENE S. REYNOLDS
a/k/a EILEENE YVONNE REYNOLDS,
DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Executrices: Patricia E. Hufnagel and
Linda D. Dunkin, c/o Thomas E.
Miller, Esq., Miller & Shultis, P.C.,
249 York Street, Hanover, PA 17331

Attorney: Thomas E. Miller, Esq., Miller
& Shultis, P.C., 249 York Street,
Hanover, PA 17331

ESTATE OF EILEEN PATRICIA
ZITZMAN, DEC'D

Late of the Borough of Fairfield,
Adams County, Pennsylvania

Executor: Tom Zitzmann, CPA, PFS,
3510 Spenard Rd., Suite 103,
Anchorage, AK 99503

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execu-
tion, Judgment No. 09-S-270 issuing out
of Court of Common Pleas Adams
County, and to me directed, will be
exposed to Public Sale on Friday, the
18th day of September, 2009, at 10:00
o'clock in the forenoon at the Sheriff's
Office located in the Courthouse, Borough
of Gettysburg, Adams County,
PA, the following Real Estate, viz.:

ALL THAT CERTAIN lot of ground situate,
lying and being in Latimore Township,
Adams County, Pennsylvania, being more
particularly described as follows:

BEGINNING at a point at the
Southwestern Corner of Lot 1456 in a
plan of lots described hereinafter at the
Northern edge of the right-of-way for
Howard Drive; thence by said Lot 1456,
North 12 degrees 44 minutes 24 seconds
West, 225 feet to a point on line of
other lands now or formerly of Lake
Meade Property Owners Association,
Inc., South 42 degrees 43 minutes 12
seconds West, 240.04 feet to a point on
line of lands now or formerly of Racer;
thence by Lot 1453 on a plan of Lots
described hereinafter, South 63 degrees
50 minutes 24 seconds East, 174.03 feet
to a point along the edge of the right-of-
way of Howard Drive; thence by a curve

to the right having a delta of 24 degrees
16 minutes 27 seconds, an arc of 49.84
feet, a chord of 49.47 feet and a bearing
of North 38 degrees 17 minutes 49 seconds
East to a point; thence continuing
by a curve to the right having a delta of
26 degrees 49 minutes 33 seconds, an
arc of 55.08 feet and a chord of 54.58
feet having a bearing of North 63
degrees 50 minutes 49 seconds East to
a point, the place of BEGINNING.

BEING Lots 1454 and 1455 as
described by outside perimeter and as
identification on a subdivision of Lake
Meade Map 5, Sheet 8 of 9 recorded in
the Office of the Recorder of Deeds of
Adams County, Pennsylvania, Plat Book
1 at Page 7.

TITLE TO SAID PREMISES IS VEST-
ED IN John Hogan a/k/a John M. Hogan
a/k/a John M. Hogan III and Carol Reid
a/k/a Carol L. Hogan by deed from
Richard J. Petrosky and Dianne Petrosky,
husband and wife, dated September 29,
2006 and recorded October 24, 2006 in
Deed Book 4614, Page 295.

TAX ID. #: 24-004-0003

Being known as: 25 Howard Drive,
East Berlin, PA 17316.

SEIZED and taken into execution as
the property of **John Hogan & Carol
Hogan & Carol Reid** 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 October 9, 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.

8/14, 21 & 28

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execu-
tion, Judgment No. 09-S-251 issuing out
of Court of Common Pleas Adams
County, and to me directed, will be
exposed to Public Sale on Friday, the 4th
day of September, 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 fol-
lowing Real Estate, viz.:

ALL that parcel of land in the Township
of Franklin, Adams County, Common-
wealth of Pennsylvania, as more fully
described in Deed Book 511, Page 1065,
ID# (12) B08-0009, being known and
designated as Lot 5 on a final plan of
subdivision of Buchanan Valley Manor
prepared for Harmon-Graves Company
and Kimba, Inc. By Mort, Brown and
Associates, dated November 20, 1986,
and recorded in the Office of the
Recorder of Deeds in and for Adams
County, Pennsylvania, in Plat Book 46,
at Page 67, more particularly described as
metes and bounds.

Deed from Harmon-Graves Company,
and Kimba, Inc. as set forth in Deed
Book 511, Page 1065 dated 12/16/1988
and recorded 01/12/1989, Adams
County Records, Commonwealth of
Pennsylvania.

TITLE TO SAID PREMISES IS VEST-
ED IN James M. Helsley and Carol
Helsley, h/w, by Deed from Harmon-
Graves Company and Kimba,
Incorporated, dated 12/16/1988, record-
ed 01/12/1989 in Book 0511, Page 1065.

Tax Parcel: 12-B08-0009-000

Premises Being: 1620 Buchanan
Valley Road, Orttanna, PA 17353-9553

SEIZED and taken into execution as
the property of **James M. Helsley** 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 September 25,
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.

8/7, 14 & 21