

# Adams County Legal Journal

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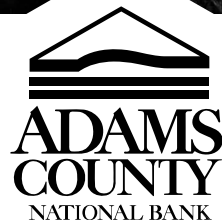
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## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1596 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following described real estate, situate in Hamilton Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, a corner of other lands of Leon R. Baker and Roseann D. Baker and Township Road 304; thence across a dirt road and by lands now or formerly of Waynesboro Water Authority South 67 degrees 23 minutes 0 seconds West 139.94 feet to a concrete marker; thence by the same North 20 degrees 31 minutes 12 seconds West formerly of Clyde Corbaugh North 2 degrees 56 minutes 14 seconds West 219.31 feet to an iron pin; thence by other recording said dirt road North 89 degrees 15 minutes 0 seconds 190.78 feet to an iron pin; thence by other lands of Leon R. Baker and Roseann D. Baker South 0 degrees 45 minutes 0 seconds East 366.18 feet to the place of BEGINNING. CONTAINING 1.607 acres more or less as, per survey of Arrowwood Inc., dated October 11, 1977 a copy of which after being approved by the Board of Supervisors of Hamilton Township on November 7, 1977.

BEING Parcel No.: I8-A12-2IE

BEING the same premises by deed from Leon R. Baker and Roseann S. Baker, husband and wife dated 06/17/94 and recorded 06/23/2004 in Book 903, Page 57, granted and conveyed unto Leon Baker, Jr., single.

BEING known as: 2335 Newman Road, Fayetteville PA 17222

SEIZED and taken into execution as the property of **Leon R. Baker, 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 April 30, 2010

and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1367 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that the following described tract of land, with the improvements thereon erected, situate, lying and being in the Borough of McSherrystown, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a P.K. nail (set) on the Northern side of Main Street and lands now or formerly of Francis D. Warner; thence along said lands now or formerly of Francis D. Warner, North twenty-three (23) degrees sixteen (16) minutes twenty (20) seconds East, one hundred ninety-nine and thirty-six hundredths (199.36) feet to a steel pin (set) at a sixteen (16) foot wide public alley; thence along said sixteen (16) foot wide public alley, South seventy-one (71) degrees fifteen (15) minutes thirty-six (36) seconds East, thirty-two and sixty-seven hundredths (32.67) feet to a steel pin (set) at No. 417 Main Street of the hereinafter referred to subdivision plan; thence along said No. 417 Main Street South twenty-seven (27) degrees twenty-one (21) minutes two (02) seconds West, one hundred thirty-two and sixty hundredths (132.60) feet to a P.K. nail (set); thence along same and in and along the center of a partition wall, South nineteen (19) degrees fifty-three (53) minutes thirty-five (35) seconds West, sixty-seven and

seventy-seven hundredths (67.77) feet to a point on the northern side of Main Street; thence along the northern side of Main Street, North seventy-one (71) degrees zero (00) minutes zero (00) seconds West, twenty-seven and twenty hundredths (27.20) feet to the point and place of BEGINNING. CONTAINING 5,369 square feet and designated as No. 415 Main Street on a Final Plan prepared by Worley Surveying, for Raymond F. Staub and Blanche A. Staub, dated May 1, 1990.

SUBJECT to all applicable zoning, sewer, subdivision, or other ordinances, regulations and laws and to all applicable conditions, restrictions, easements and rights-of-way of record or apparent on or in the premises; provided, however that none of the foregoing shall be revived hereby if the same shall have expired by limitation, violation, agreement or otherwise howsoever.

TITLE TO SAID premises is vested in Susann M. Kiess, by Deed from Kevin E. Welty and Lisa Helene Welty, his wife, dated 06/30/2005, recorded 07/07/2005 in Book 4031, Page 164.

Tax Parcel: 28,005-0192---000

Premises Being: 415 Main Street, McSherrystown, PA 17344-1806

SEIZED and taken into execution as the property of **Susann M. Kiess**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## COMMONWEALTH VS. TRIMMER

1. It is well settled that the Fourth Amendment's prohibition against search and seizures applies only to the actions of governmental authorities and is inapplicable to the conduct of private parties. Nevertheless, evidence will be properly excluded where a private party acts at the behest of the government.

2. In determining when private parties are acting as an agent or instrument of the state, the critical focus is on whether a government official shared in the total enterprise of securing and selecting evidence by other than sanctioned means.

3. It is immaterial whether the official originated the idea or joined it while it was in progress. As long as the official was involved before the object of the search was completely accomplished, the search is deemed to have been conducted under the color of state authority thereby violating constitutional prohibitions.

In the Court of Common Pleas of Adams County, Pennsylvania,  
Criminal, No. CP-01-CR-570-2007, COMMONWEALTH OF  
PENNSYLVANIA VS. JAMES E. TRIMMER

Brian R. Sinnett, Esq., Assistant District Attorney, for Commonwealth  
Frank C. Arcuri, Esq., for Defendant

George, J., June 3, 2009

### OPINION PURSUANT TO PA. R.A.P. 1925(A)

The Defendant, James E. Trimmer ("Trimmer"), appeals from the sentence imposed following his non-jury trial conviction of September 8, 2008<sup>1</sup> wherein Trimmer was found guilty of the manufacture and delivery of a controlled substance.<sup>2</sup> Trimmer's appeal challenges this Court's pre-trial suppression ruling wherein the Court denied Trimmer's request to suppress all evidence derived from a search warrant obtained for the search of his property. Essentially, at suppression, Trimmer argued that the probable cause supporting the search warrant was obtained through a prior illegal search of the property conducted by a "state agent." He suggests that evidence provided to the Court post-trial supports his argument of an agency relationship between law enforcement and the informant.

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<sup>1</sup>The sentence was imposed on February 23, 2009. At that time, Trimmer was sentenced to an aggregate sentence of five years in a State Correctional Institution. The sentence was imposed pursuant to the five-year mandatory provisions of Section 7508(a)(1)(iii) of the Pennsylvania Crimes Code and falls within the statutory five-year maximum for a conviction under Section 113(a)(30) of the Pennsylvania Controlled Substance, Drug, Device, and Cosmetic Act where the substance at issue is marijuana.

<sup>2</sup>Both the manufacture and possession with intent to deliver controlled substances are both statutorily prohibited by 35 P.S. § 780-113(a)(30).

The factual background of this matter is sufficiently set forth in this Court's Findings of Fact dated December 10, 2007. Trimmer does not take exception to those findings. Rather, he broadly argues that the named informant in the search warrant obtained information used in the search warrant while acting under the cloud of state authority. He primarily relies upon phone records from the prosecuting officer's cell phone which indicate six telephone contacts between the informant and the officer around the time immediately preceding the officer's request for a search warrant.

It is well settled that the Fourth Amendment's prohibition against search and seizures applies only to the actions of governmental authorities and is inapplicable to the conduct of private parties. *Commonwealth v. Borecky*, 419 A.2d 753, 755-56 (Pa.Super. 1980). Nevertheless, evidence will be properly excluded where a private party acts at the behest of the government. *Commonwealth v. Rathfon*, 705 A.2d 448 (Pa.Super. 1997). In determining when private parties are acting as an agent or instrument of the state, the critical focus is on whether a government official shared in the total enterprise of securing and selecting evidence by other than sanctioned means. *Commonwealth v. Eshelman*, 383 A.2d 838, 841 (Pa. 1973). It is immaterial whether the official originated the idea or joined it while it was in progress. As long as the official was involved before the object of the search was completely accomplished, the search is deemed to have been conducted under the color of state authority thereby violating constitutional prohibitions. *Id.* A.2d at 841.

A review of the instant record indicates that there is a complete absence of evidence of state involvement in the informant's retrieval of information from Trimmer's residence. Pre-search actions by law enforcement officials essentially consist of the officer's statement to the informant that the information provided was insufficient to act upon as it was stale. This statement was accompanied by an inquiry concerning the viability of a "controlled buy" to which the informant replied in the negative. Thereafter, the detective's credible testimony unequivocally indicated a lack of any further instruction, direction, or request. In fact, the detective indicated to the informant that he could not condone or support any future actions on the informant's part.

Clearly, there is no evidence to suggest that the informant acted on behalf of the detective or that the detective joined in whole, or in part, in the informant's actions. Contrary to Trimmer's assertions, the detective did nothing more than receive the information and explain why he would not act upon it. This conduct is quite different than that prohibited by *Borecky* and its progeny.

Essentially, Trimmer suggests that any pre-search contact between law enforcement officials and a private citizen condemn all subsequent information obtained by the citizen as having been obtained through governmental intervention. This broad extension of the principles enunciated in *Eshelman, supra*, finds no support in the law. It is unrealistic to require, as suggested by Trimmer, that a police officer, when confronted with an unsolicited complaint of criminality, simply stand moot with a blank stare. Requiring such a response to a complaint of criminal activity is simply contrary to the mature and respectful attentiveness citizens have come to expect in governmental officials. Instantly, the detective did nothing more than politely and responsibly respond to a report of a crime. He provided no instruction nor took any affirmative act to guide or assist the informant's subsequent actions. This conduct does not fall within the type of activity discouraged by the reading of *Borecky*.<sup>3</sup>

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<sup>3</sup>Trimmer places great emphasis on phone records from the detective's cell phone obtained by Trimmer subsequent to the suppression hearing. He suggests these records are evidence of the agency relationship between the informant and the detective. I found the records to be rather innocuous as they neither materially contradicted the detective's testimony at hearing nor circumstantially led me to the conclusion which Trimmer advocates. In regard to the latter, the phone records establish nothing more than the fact that conversations occurred between the informant and the detective. They do not, in any way, reflect on the content of that conversation. In this regard, I found the testimony of the detective to be credible.

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1478 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land, with any improvements thereon erected, situate, lying and being in Tyrone Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in Route No. 234, said point being South 79 degrees 30 minutes West, 240 feet, more or less, from the end of the North 70-1/2 degrees East, 32 perch line of Deed recorded in Deed Book 197 at page 321, and at land now or formerly of Rissler; thence by said Rissler lands passing through a steel pin set 25.00 feet from place of Beginning, South 10 degrees 30 minutes East, 435.60 feet to a steel pin; thence by same, South 79 degrees 30 minutes West, 100.00 feet to a steel pin; thence by same, North 10 degrees 30 minutes West, 435.60 feet passing through a steel pin 25.00 feet from next mentioned point, to a point in aforesaid Route No. 234; thence in and along said Route No. 234, North 79 degrees 30 minutes East, 100.00 feet to a point, the place of BEGINNING.

The above description was taken from a draft of survey prepared by J. H. Rife, R.E., dated January 5, 1973.

TITLE TO SAID PREMISES IS VESTED IN David T. Batts and Heather R. Batts, h/w, by Deed from Virginia A. Livingston, widow, dated 03/27/2007, recorded 04/03/2007 in Book 4791, Page 145.

Tax Parcel: 40, H07-0079-000

Premises Being: 2503 Heidlersburg Road, Gettysburg, PA 17325-7620

SEIZED and taken into execution as the property of **David T. Batts & Heather R. Batts**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared

sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1633 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN lot or piece of ground SITUATE in Reading Township, County of Adams, Commonwealth of Pennsylvania, as more fully described in Deed Book 3609, Page 258, ID# 1239, being known and designated as Lot 922: Lake Meade Subdivision, filed in Plat Book 1, Page 6, metes and bounds property. Described AS Lot 992 on a plan of lots of Lake Meade Subdivision which PLAN IS DULY entered and APPEARING of record in the Office of the Recorder of Deeds in and for Adams County Pennsylvania. In Misc., Deed Book 1, Page 6 Deed from Lisa M. Bechtel Lisa M. Williams and Warren L. Bechtel as set forth in Deed Book 3609, Page 258 dated June 7, 2004 and recorded August 17, 2004, Adams County Records, Commonwealth of Pennsylvania.

BEING the same premises by deed from Lisa M. Bechtel, f/k/a Lisa M. Williams and Warren L. Bechtel dated: 06/07/2004 and recorded 06/17/2004 on Book 3609 Page 258. Granted and conveyed unto Lisa M. Bechtel.

TAX PARCEL No.: 12-39

BEING known as: 13 Halleck Drive, East Berlin, PA 17316

SEIZED and taken into execution as the property of **Lisa Marie Bechtel**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost,

whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1536 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot or piece of ground in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania, being known as Lot No. 133, in Section R1, more particularly bounded and described as follows:

BEGINNING at a point in the center of Kramer Trail at Lot No. 132; thence by said lot North 2 degrees 37 minutes 20 seconds East 225 feet to Lot No. 128; thence by said lot South 87 degrees 22 minutes 40 seconds East 100 feet to Lot No. 134; thence by said lot South 2 degrees 37 minutes 20 seconds West 225 feet to a point in the center of said Kramer Trail; thence in said Kramer Trail North 87 degrees 22 minutes 40 seconds West 100 feet to the place of BEGINNING.

BEING known as: 4 Peach Tree Trail, Fairfield, Pennsylvania 17320.

Title to said premises is vested in Shawn M. Burns and Cindi D. Burns by deed from Brain D. Carson, a single man, dated October 21, 2005 and recorded November 1, 2005 in Deed Book 4189, Page 26 Instrument 200500023515.

TAX ID.: 43-041-0008-000

SEIZED and taken into execution as the property of **Shawn M. Burns & Cindi D. Burns**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1686 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract of land situated, lying and being in Cumberland Township, Adams County, Pennsylvania, being known as Unit No. 10 in Roselawn, a planned community, more particularly bounded and described in the as built house location plan dated May 14, 2003 and recorded 9-17-03 in the Office of the Recorder of Deeds for Adams County, Pennsylvania in miscellaneous drawer, Record Book 3302 at Page 6 and the declaration plan relating to Roselawn, a planned residential community, recorded on June 18, 2002 in the Office of the Recorder of Deeds for Adams County, Pennsylvania, in Record Book 2702 at Page 326, and the declaration plat recorded in the aforementioned declaration plan as exhibit 'nd' and recorded in the office of the Recorder of Deeds for Adams County, Pennsylvania in the miscellaneous drawer as set forth in plan Book 76 at Page 51 which unit includes an undivided interest in the common expenses as defined and provided for in said declaration all as amended which amendment is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 2948 at Page 29. Together with the right to use and enjoyment of the common elements as defined and provided for in said declaration. Subject nevertheless to conditions and covenants contained in the said declaration and exhibits thereto as well as the bylaws for the Roselawn Homeowners Association, Inc. recorded June 18, 2002 in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Record Book 2703 at Page 1.

BEING KNOWN AS: 8 Dinwiddle Track a/k/a 8 Dinwiddle Court, Unit No. 10 Gettysburg, PA 17325

PROPERTY ID No. : 09-F12-0239

Title to said premises is vested in David H. Corradetti and Kimberly Corradetti, as sole owners by deed from Roselawn L.L.C., a Maryland limited liability company dated 6/19/03 recorded 9/17/03 in Deed Book 3302 Page 6.

SEIZED and taken into execution as the property of **David H. Corradetti & Kimberly S. Corradetti**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1360 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land situate, lying and being in Oxford Township, Adams County, bounded and described as follows:

BEGINNING at a point near the centerline of Storms Store Road at Lot No. 5 as shown on the hereinafter referenced subdivision plan; thence running along Lot No. 5 North thirty-five (35) degrees thirty-seven (37) minutes forty-seven (47) seconds West, twenty-four and thirty-two hundredths (24.32) feet to an iron pin set on the 25 foot dedicated right-of-way line of Storms Store Road; thence continuing along Lot No. 5 North thirty-five (35) degrees thirty-seven (37) minutes forty-seven (47) seconds West, two hundred fifty-six and zero hundredths (256.00) feet to a point at Lots No 30 and 29 as shown on the hereinafter referenced subdivision plan; thence running along Lot No. 29 North fifty-four (54) degrees twenty-nine (29) minutes thirty-six (36) seconds East, one hundred fifteen and zero hundredths (115.00) feet to a point at Lots No 28 and 7 as shown on the hereinafter referenced subdivision plan; thence running along Lot No. 7 South thirty-five (35) degrees thirty-seven (37) minutes forty-eight (48) seconds East, two hundred fifty-five and seventy-four hundredths (255.74) feet to an iron pin set on the 25 foot dedicated right-of-way line of Storms Store Road South thirty-five (35) degrees thirty-seven (37) minutes forty-eight (48) seconds East, twenty-four and fifty hundredths (24.50) feet to a point near the

centerline of Storms Store Road; thence running in Storms Store Road South fifty-four (54) degrees twenty-seven (27) minutes (23) seconds West, one hundred fifteen and zero hundredths (115.00) to an iron pin set near the centerline of Storms Store Road at Lot No. 5 the point and place of BEGINNING. CONTAINING 32,232 square feet. The above description being Lot No. 6 on the final subdivision plan for Simme Valley Estates-Phase 2, by Byers & Runyon Surveying dated March 19, 2003, which said subdivision plan is recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Plat Book 85 at Page 55.

TITLE TO SAID premises is vested in David S. Poling and Deborah S. Poling, h/w, as tenants by the entireties, by deed from Palmer Development Group, Inc., a Pennsylvania Corporation and New Age Associates, Inc., a Pennsylvania Corporation, dated 12/15/2004, recorded 12/28/2004 in Book 3818, Page 215. Note: Deed of Correction. Previous deed contained incorrect footage for two courses.

Tax Parcel: 35-J12-0208-000

PREMISES BEING: 2008 Storms Store Road, Simme Valley Estates, New Oxford, PA 17350-9541

SEIZED and taken into execution as the property of **David S. Poling & Deborah S. Poling**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1624 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot of ground situate lying and being in Union Township, Adams County, Pennsylvania, bounded and limited as follows:

BEGINNING for a corner at a point in the center of Township Road No. T-459 (commonly referred to as Bails Church Road) at Lot No. 11 on the hereinafter referred to subdivision plan; thence along the centerline of said Township Road No. T-459, North 12 degrees 29 minutes 52 seconds West 193.54 feet to a point in the center of said Township Road T-459 and land now or formerly of Edward H. Zumbum as shown on said subdivision plan; thence along Zumbum's land and land now or formerly of Gary L. Mummert, North 55 degrees 43 minutes East 413.12 feet to an iron pin; thence South 29 degrees 17 minutes 10 seconds East 359.34 feet to an iron pin at Lot No. 11; thence along Lot No. 11, South 77 degrees 10 minutes 8 seconds West 487.42 feet to a point in the center of said Township Road T-459, the point and place of BEGINNING. CONTAINING 2.760 acres of land.

BEING the same premises Angelo Grandinetti, Jr. by deed from Peyton L. Pool and Brenda K. Pool, husband and wife dated: 2/26/08 and recorded: 3/3/08 in Book 5126 Page 146 granted and conveyed unto Angelo Grandinetti, Jr.

TAX PARCEL No: (41) K17-0077 C

KNOWN AS: 450 Barts Church Road, Hanover, PA 17331

SEIZED and taken into execution as the property of **Angelo Grandinetti, 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 April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1347 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract or parcel of land situate in Reading Township, Adams County, Pennsylvania, being more particularly described as Lot 302 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, Page 1, and subject to all legal highways, easements, rights-of-way, and restrictions of record.

UNDER AND SUBJECT to all the restrictions, conditions, and agreements as set forth in the deed from Lake Meade, Inc. to Elmer N. Myers and Janet B. Myers, his wife, dated June 28, 1967 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 302, Page 950.

PARCEL ID No: 37-014-0038-000

TITLE TO SAID premises is vested in Kim E. Houser, by Deed from Tenny Baer, a Pennsylvania General Partnership, dated 12/09/2004, recorded 12/16/2004 in Book 3808, Page 37.

PROPERTY KNOWN AS 523 Lake Meade Drive, East Berlin, PA 17316

SEIZED and taken into execution as the property of **Kim Houser**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-303 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract of land situated, lying and being in Carroll Valley Borough, formerly Liberty Township, Adams County, Pennsylvania, being known as Lot No. 51 in Section A, more particularly bounded and described as follows:

BEGINNING at a point in Hilltop Trail at Lot No. 50; thence by said lot, North 01 degree 33 minutes 20 seconds West, 250 feet to Lot No. 62; thence by said lot, North 88 degrees 26 minutes 40 seconds East, 100 feet to Lot No. 52; thence by said lot, South 01 degree 33 minutes 20 seconds East, 250 feet to a point in the center of said Hilltop Trail; thence in said Hilltop Trail, South 88 degrees 26 minutes 40 seconds West, 100 feet to the place of BEGINNING.

BEING known as Parcel No. 023-0023

BEING known as: 24 Hilltop Trail, Fairfield, PA 17320.

BEING the same premises which Ernest E. Fannin, Jr. a/k/a Ernest Fannin and Christy M. Fannin, husband and wife, by Deed dated March 30, 2007 and recorded on April 5, 2007 in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Book 4794, Page 9, sold and conveyed unto Ernest E. Fannin, Jr. a/k/a Ernest Fannin.

SEIZED and taken into execution as the property of **Ernest Fannin, Jr. & Christy M. Fannin**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26



## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-828 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following described tract of real estate lying and being situate in Borough of Littlestown, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the right of way line of South Gala and corner of Lot No. 440 of the hereinafter referred to subdivision plan; thence along Lot No. 440, South 60 degrees 03 minutes 07 seconds East, 120.18 feet to a point along lands now or formerly owned by David S. Weinberg, et al., designated as Appler-Phase II, Future Development, said point also being in a 5 feet wide pedestrian easement; thence along said land now or formerly of David S. Weinberg, et al., and in and along said pedestrian easement, South 45 degrees 37 minutes 43 seconds West, 20.77 feet to a point at corner of Lot No. 442 of the hereinafter referred to subdivision plan; thence along Lot No. 442, North 60 degrees 03 minutes 07 seconds West, 114.56 feet to a point on the right of way line of South Gala, aforesaid; thence along the right of way line of South Gala, North 29 degrees 56 minutes 53 seconds East, 20.00 feet to the point and place of BEGINNING.

BEING designated as Lot No. 441 on subdivision plan of Appler Development prepared by Group Hanover, Inc. as revised, Project No. 951674, which said plan is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plan Book 72, Page 23.

UNDER and subject to all concerns, conditions and restrictions of record, including but not limited to those set forth on the aforementioned plan and prior deeds of record.

TITLE TO SAID premises is vested in Robert J. Grill and Connie L. Grill, h/w, by Deed from Robert J. Grill and Connie L. Grill, f/k/a, Connie L. Gorleski, h/w, dated 09/22/2005, recorded 09/28/2005 in Book 4143, Page 57.

Parcel #: 27-004-0092

Premises Being: 105 South Gala Court, Littlestown, PA 17340-1153

SEIZED and taken into execution as the property of **Robert J. Grill & Connie L. Grill a/k/a Connie L. Gorleski f/k/a Connie Lee Gorleski**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-156 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot or piece of ground with the buildings and improvements thereon erected, situate in Conewago Township, Adams County, Pennsylvania, and described according to a survey made by Donald W. Resh, Registered Surveyor, on July 24, 1954:

BEGINNING at a point on the Northerly side of Diller Road at a corner of Lot No. 10 on Plan of Conewago Acres, at the distance of two hundred sixty (260) feet measured south eighty-eight (88) degrees two (02) minutes East along the said side of Diller Road from the Easterly side of Lincoln Drive; thence extending along Lot No. 10, North one (1) degree fifty-eight (58) minutes East, one hundred fifty-three and twelve hundredths (153.12) feet to a point for a corner at Myers Memorial Playground; thence extending along said lands South eighty-eight (88) degrees two (02) minutes East, sixty (60) feet to a point at Lot No. 8; thence extending along said Lot No. 8, South one (01) degree fifty-eight (58) minutes West, one hundred fifty-three and twelve hundredths (153.12) feet to a point on the Northerly side of Diller Road; thence extending along said side of Diller Road North eighty-eight (88) degrees two (02) minutes West, sixty (60) feet to first mentioned point and place of BEGINNING. BEING known as Lot No. 9 on Plan of Conewago Acres.

1. The tract of land hereby conveyed shall be used for residential purposes only and no residences shall be erected thereon unless the exterior surfaces thereof shall be of brick, stone or

clapboard construction, or any combination of such materials.

2. No structures or improvements of any kind shall be erected upon the tract of land hereby conveyed within thirty (30) feet of the street line of Diller Road or Lincoln Drive, nor within five (5) feet of the boundaries between the tract of land hereby conveyed and the land adjoining thereto on either side.

TITLE TO SAID premises is vested in Lonney L. Stambaugh, single person, by Deed from Lonney L. Stambaugh, single person and Carolyn Rode, single person, dated 05/24/2007, recorded 06/01/2007 in Book 4856, Page 304.

Tax Parcel: 08-009-0078-000

Premises Being: 317 Diller Road, Hanover, PA 17331-4902

SEIZED and taken into execution as the property of **Lonney L. Stambaugh**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 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 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract of land, situate, lying and being on the north side of Third Street in the Village of Midway, Conewago Township, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a stake for a corner on Third Street, formerly the Hanover & McSherrystown Turnpike at corner of lot now or formerly of George Bunty; thence with said lot now or formerly of George Bunty in a northward direction 200 feet to a stake for a corner at line of a 20 foot wide alley; thence westward along said alley 30 feet to corner of lot now or formerly of Jeremiah Millheim; thence along said lot now or formerly of Jeremiah Millheim southward 200 feet to said Third Street; thence eastward along said Third Street 30 feet to the place of beginning.

BEING known as: 363 3rd Street a/k/a 363 Third Street, Hanover (Conewago Township), PA 17331

Property ID No: (8) 08-0197

TITLE TO SAID premises is vested in Robert E. Warner and Brenda J. Warner, husband and wife, as tenants by the entireties by deed from Bernard F. Aumen, Jr. and Bernadette E. Aumen, husband and wife dated 5/31/07 recorded 6/5/07 in Deed Book 4861 Page 64.

SEIZED and taken into execution as the property of **Robert E. Warner & Brenda J. Warner**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-794 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot or piece of ground situate in Gettysburg Borough, County of Adams, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a drill hole on the South side of East Middle Street in the Borough of Gettysburg at corner of Lot No. 2 on the hereinafter referred to draft of survey; thence by said Lot No. 2 South 06 degrees 07 minutes West, 180.03 feet to a steel rod on the North side of 12-foot public alley known as Legion Alley East; thence along the North side of said alley North 85 degrees 00 minutes 00 seconds West, 36 feet to a steel rod at lands now or formerly of Joseph Dougherty; thence by said lands North 06 degrees 07 minutes 00 seconds East, 180.03 feet to a drill hole on the South side of East Middle Street; thence along the South side of said East Middle Street South 85 degrees 00 minutes 00 seconds East, 36 feet to the place of BEGINNING. CONTAINING 6,480 Square Feet.

SAID description was taken from a draft of survey dated May 22, 2002, by Adams County Surveyors and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 83 at Page 22, designating the above as Lot No. 1 thereon.

TITLE TO said premises is vested in Aaron L. Smith, by Deed from Kevin G. Peart, joined by his wife, Stefanie Peart, dated 11/10/2006, recorded 11/13/2006 in Book 4639, Page 260.

Tax Parcel: 16, 010-0138---000

Premises Being: 119 East Middle Street, Gettysburg, PA 17325-1918

SEIZED and taken into execution as the property of **Aaron L. Smith**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-370 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land situate partly in the Borough of Bendersville, Adams County Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the West curb line of Main Street at corner of land now or formerly of John W. Black and wife; thence by said land now or formerly of John W. Black and wife and running through a steel pin located 10 feet from said curb line South 75 degrees 45 minutes West 125 feet a steel pin; thence South 27 degrees East 96.9 feet to a steel pin; thence North 71 degrees 45 minutes East 103.86 feet to a crack in the sidewalk; thence along the West curb line of Main Street North 14 degrees 15 minutes West 87.25 feet to a point at the place of BEGINNING.

BEING known as: 131 South Main Street, Bendersville, PA 17306

PROPERTY ID: (03) 004-0066-000

Title to said premises is vested in Jeffrey C. Taylor, a single individual by deed from D. Grayson Taylor and Connie R. Taylor, husband and wife dated 8/23/2001 recorded 8/23/2001 in Deed Book 2384 Page 0296.

SEIZED and taken into execution as the property of **Jeffrey Taylor a/k/a Jeffrey C. Taylor**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1404 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract of land situated, lying and being in Reading Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point on the center line of Township Road T-542, known as Turkey Pit Road, and Lot No. 2 of the hereinafter referenced subdivision plan; thence along the center line of said Turkey Pit Road, South forty-three (43) degrees seventeen (17) minutes twenty (20) seconds East, two hundred seventy-five (275.00) feet to a point at Lot No. 1 of the hereinafter referenced subdivision plan; thence along same, and through a steel pin on line set back twenty-five (25.00) feet from the center line of said road, South forty-six (46) degrees forty-two (42) minutes forty (40) seconds West, seven hundred fifty and twenty-eight hundredths (750.28) feet to a steel pin; thence continuing along Lot No. 1 of said plan, North forty-three (43) degrees fifty-one (51) minutes thirty-four (34) seconds West, two hundred seventy-five and one hundredths (275.01) feet to a granite stone at Lot No. 2 of said plan; thence along same, and through a steel pin on line set back twenty-five (25.00) feet from the termination of this courses, North forty-six (46) degrees forty-two (42) minutes forty (40) seconds East, seven hundred fifty-three and one hundredth (753.01) feet to a point on the center line of Turkey Pit Road, the point and place of BEGINNING. CONTAINING 4.7452 acres and identified as Lot No. 3 on a plan of lots prepared by Donald E. Worley, registered surveyor, on August 4, 1989. Said plan is recorded in the Recorder of Deeds Office in and for Adams County, Pennsylvania, in Plat Book 54, Page 95. It being a part of the same tract of land which Edward J. Conrad, Jr. et ux, et al., by their deed dated December 8, 1980, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 355, Page 830, granted and conveyed unto Larry A. Allingham and Barbara J. Allingham, husband and wife, grantors herein. BEING the same premises conveyed to Marvin C. Westfall and Joan M. Westfall, husband and wife, as tenants by the entireties from Larry A. Allingham and Barbara J. Allingham, husband and wife by deed dated 10/16/1992, and recorded on

10/26/1992, at Book 0646, Page 0486, in Adams County, PA.

TITLE TO SAID premises is vested in Marvin C. Westfall and Joan M. Westfall, h/w as tenants by the entireties, by Deed from Larry A. Allingham and Barbara J. Allingham, h/w, dated 10/16/1992, recorded 10/26/1992 in Book 646, Page 486.

Tax Parcel: 36,J09-0008B--000  
Premises Being: 680 Turkey Pit Road, New Oxford, PA 17350-9744

SEIZED and taken into execution as the property of **Marvin C. Westfall & Joan M. Westfall**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1449 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot of ground, situate in the Township of Menallen, County of Adams and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a stone for a corner in Public Road; thence along said road North 79.5° degrees East sixty-one (61) feet to a stone in road; thence along lands now or formerly of E. E. Epplenman or original, South 23.5° East one hundred sixty (160) feet to a stone and a fourteen (14) feet alley; thence along said alley South 77° West sixty-one (61) feet to a post on land now or formerly of Sidney R. Peters; thence along land now or formerly of Sidney R. Peters North 23.5° West one hundred seventy (170) feet to the place of BEGINNING.

HAVING ERECTED THEREON a detached, two story single family residential dwelling.

BEING the same premises as E. Eugene Pyles, Executor of the Estate of Flossie S. Pyles, Deceased, by Deed Dated May 1, 1973, and Recorded on May 1, 1973, in the Office of the Recorder of Deeds of Adams County in Record Book 306, at Page 693, granted and conveyed unto Ray Ness and Nora Ness, as Tenants by the Entireties.

THE SAID Nora Ness having departed this life on September 18, 2007, vesting title solely unto Ray Ness by Right of Survivorship.

BEING KNOWN and numbered as: 67 Aspers North Road, Aspers, PA 17304.

Tax Parcel No. (29) 001-0036.

SEIZED and taken into execution as the property of **Ray Ness**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/12, 19 & 26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-503 issued out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following three (3) tracts of land situate, lying and being in the Borough of Littlestown, Adams County, Pennsylvania, bounded and described as follows, to wit:

TRACT 1: BEGINNING at a point at the intersection of Lombard Street with a sixteen (16.00) foot public alley; thence with the North curb line of said street South sixty-one (61) degrees West, thirty-three and eight-tenths (33.8) feet to a point at line of land now or formerly of Harry Weaver; thence with said land North thirty-one (31) degrees West, forty-nine (49.00) feet to an iron pin; thence by same North thirty-four and three-quarter (34-3/4) degrees West, forty-three (43.00) feet to an iron pin; thence by land now or formerly of Renner Bros. North thirty-two and one-quarter (32-1/4) degrees West, fifty-three and seven-tenths (53.7) feet to an iron pin at land now or formerly of Nicholas A. Schuchart; thence by said land North fifty-seven and three-quarter (57-3/4) degrees East, forty-one and five-tenths (41.5) feet to an iron pin at West side of a sixteen (16.00) foot public alley; thence with the West side of said alley South twenty-one and one-quarter (21-1/4) degrees East, one hundred forty-seven and seven-tenths (147.7) feet to a point, the place of BEGINNING. CONTAINING 5,422 square feet, more or less.

TRACT 2: BEGINNING at a point on the East side of South Queen Street in the middle of a twelve (12.00) foot wide private alley; thence along the center line of said private alley and by land now or formerly of Mandilla Gitt North fifty-two (52) degrees East, sixty-six (66.00) feet to a driven iron pin in the middle of said twelve (12.00) foot wide private alley; thence along the center line of said alley and by land of same North sixty-three (63) degrees East, one hundred forty-nine (149.00) feet to a driven iron pin at a blacksmith shop at land now or formerly of Nicholas Schuchart; thence by land now or formerly of Nicholas Schuchart South twenty-nine and one-half (29-1/2) degrees East, eighty-four and five-tenths (84.5) feet to a point near the corner now or formerly of Hotel Stable; thence by land now or formerly of Harry Weaver and Robert Smith South sixty and one-quarter (60-1/4) degrees West, forty-six

and five-tenths (46.5) feet to a point in line of eaves of roof on West side of a garage; thence by land now or formerly of Joseph H. Krug, the residue of the original tract of which this tract is a part North thirty and one-half (30-1/2) degrees West, forty-nine and six-tenths (49.6) feet to an iron pin; thence along same (balance of original tract) South fifty-two (52) degrees West one hundred sixty-one and seven-tenths (161.7) feet to an iron gate post on the East side of said South Queen Street; thence along the East side of said Street North thirty-four and one-half (34-1/2) degrees West, fifty-three and seven-tenths (53.7) feet to the place of BEGINNING. TOGETHER with and subject to a thirteen (13.00) foot private alley and a right of way as stated in Deed Book 224, at page 535.

TRACT 3: BEGINNING at an iron pin on the West side of a sixteen (16.00) foot alley which is the first public alley lying to the East of South Queen Street and is perpendicular to Lumber Street at the intersection of the West side of said sixteen (16.00) foot public alley with the South side of a twenty (20.00) foot public alley leading to South Queen Street; thence along the West side of said sixteen (16.00) foot public alley South twenty-nine and one-quarter (29-1/4) degrees East, sixty-three (63.00) feet to an iron pin; thence by land now or formerly of Nicholas A. Schuchart and Emma E. Schuchart, husband and wife, of which this tract was formerly a part South fifty-seven and three-quarter (57-3/4) degrees West, forty-one and five-tenths (41.5) feet to an iron pin; thence by land now or formerly of Renner Brothers and along an eleven (11.00) foot driveway North thirty-two and one-quarter (32-1/4) degrees West, sixty-nine and five-tenths (69.5) feet to an iron pin on the South side of the aforementioned twenty (20.00) foot public alley; thence along the South side of said twenty (20.00) foot public alley North sixty-six and one-quarter (66-1/4) degrees East, forty-five (45.00) feet to an iron pin at the intersection of said public alleys, the place of BEGINNING. CONTAINING 2,854 square feet. The above description for Tract No. 3 is taken from a draft of survey by LeRoy H. Winebrenner, R.S., dated January 27, 1942.

THEY BEING the same tracts of land which Louise Webb, widow, by deed dated August 14, 2000 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Record Book 2108, at Page 67, granted and conveyed unto Robert J. Via, Mortgagor herein.

Property Address: 36 South Queen Street, Littlestown, PA 17340

Tax Map 008, Parcel 0302

SEIZED and taken into execution as the property of **Robert J. Via**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/19, 26 & 3/5

## FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., that an application for registration of a fictitious name was filed in the Office of the Secretary of Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the conduct of business in Pennsylvania, under the assumed or fictitious name, style or designation of: **NEW HORIZON COFFEE COMPANY** with its principal place of business at: 705 West Myrtle Street, Littlestown, PA 17340. The name of the persons owning or interested in said business are: Robert M. Holden, 705 West Myrtle Street, Littlestown, PA 17340. The certificate was filed on February 3rd, 2010.

2/26

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
ADAMS COUNTY  
NO. 09-S-1139

CHASE HOME FINANCE LLC S/B/M  
CHASE MANHATTAN MORTGAGE  
CORPORATION

vs.

GLEND W. MCGUIRE, JR., IN HIS  
CAPACITY AS HEIR OF GLEND W.  
MCGUIRE, SR., DECEASED  
MEISHA GRIMES, IN HER CAPACITY  
AS HEIR OF GLEND W. MCGUIRE,  
SR., DECEASED  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER GLEND W. MCGUIRE, SR.,  
DECEASED

NOTICE

TO UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER GLEND W. MCGUIRE, SR.,  
DECEASED

You are hereby notified that on JULY 22, 2009, Plaintiff, CHASE HOME FINANCE LLC S/B/M CHASE MANHATTAN MORTGAGE CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ADAMS County Pennsylvania, docketed to No. 09-S-1139. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1990 STORMS STORE ROAD, NEW OXFORD, PA 17350 whereupon your property would be sold by the Sheriff of ADAMS County.

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

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU

DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

ADAMS COUNTY  
COURT ADMINISTRATOR  
ADAMS COUNTY COURTHOUSE  
GETTYSBURG, PA 17325  
(717) 334-6781, EXT. 213

LAWYER REFERRAL SERVICE  
MIDPENN LEGAL SERVICES  
128 BRECKENRIDGE STREET  
GETTYSBURG, PA 17325  
(717) 334-7624

2/26

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-947 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land situate, lying and being in the Township of Liberty, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an existing pipe with cap at a common corner of land now or formerly of Edward Harbaugh and land now or formerly of Kenneth Harrington; thence by said Harrington land South 78 degrees 45 minutes 40 seconds West, 584.68 feet to an existing pipe with cap; thence continuing by the same South 44 degrees 36 minutes 00 seconds West, 30.00 feet to a point in Waynesboro Pike (S.R. 0016); thence running in said Waynesboro Pike North 43 degrees 35 minutes 30 seconds West, 129.05 feet to a point in the center line of said road and at corner of Lot No. 1 on a plan of lots mentioned hereinafter; thence by said Lot No. 1, and through a steel rod set 30.0 feet from the beginning of this course, North 50 degrees 36 minutes 50 seconds East, 381.76 feet to a steel rod; thence continuing by the same North 45 degrees 24 minutes 35 seconds West, 166.02 feet to a steel rod; thence continuing by the same North 44 degrees 35 minutes 25 seconds East, 130.00 feet to a steel rod on line of land now or formerly of Edward Harbaugh; thence by said Harbaugh land South 45 degrees 24 minutes 35 seconds East, 583.35 feet to

an existing pipe with cap, the place of BEGINNING.

CONTAINING 3.540 Acres.

The above description was taken from a Final Plan prepared by Adams County Surveyors, J. Riley Redding, R.P.L.S., dated July 15, 2000, and recorded in Adams County Plat Book 79 at Page 16, being designated as Lot No. 2 thereon.

Subject to a right of way to Allegheny Power/West Penn Power Co. herein by Deed recorded 12/7/01 in Deed Book 2489 at Page 45.

TITLE TO SAID PREMISES IS VESTED IN Neal L. Harrington and Teresa M. Joy, h/w, as tenants of an estate by the entireties, by Deed from Earl E. Harrington and Mary Jane Harrington, h/w, dated 12/29/2000, recorded 12/29/2000 in Book 2188, Page 257.

Tax Parcel: (25) C18-46B

PREMISES BEING: 55 Waynesboro Pike, Fairfield, PA 17320-9468

SEIZED and taken into execution as the property of **Neal L. Harrington & Teresa Marie Joy**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/26, 3/5 & 12

NOTICE

To All Clients of Robert N. Tarman, Esquire:

Due to Attorney Tarman's untimely death, your file is available for return to you. Please contact Cheryl Baker, CP, of James, Smith, Dietterick & Connelly, LLP at 717-298-2094 to make arrangements for the return of your file.

2/26

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1368 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that lot of ground situate on the Southwest side of Legislative Route 01005, also known as the State Highway leading from the Gettysburg-McSherrystown State Highway to Mount Rock, Conewago Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of said Legislative Route 01005 at lands now or formerly of Guy F. McIntire also known as Lot No. 6; thence by said lands and through an iron pin set back twenty-seven (27) feet along the line South fifty-seven (57) degrees fifty-nine (59) minutes West, one hundred eighty (180) feet to an iron pin at other land now or formerly of James A. Murren and Mary M. Murren; thence by the same North fifty-five (55) degrees forty (40) minutes West, one hundred (100) feet to an iron pin; thence by other lands now or formerly of James A. Murren and Mary M. Murren North fifty-seven (57) degrees fifty-nine (59) minutes East through an iron pin set back twenty-seven (27) feet along the line for a distance of one hundred eighty (180) feet to a point in the center of the Legislative Route aforesaid; thence in the center of said Legislative Route, South fifty-five (55) degrees forty (40) minutes East, one hundred (100) feet to a point, the place of BEGINNING. CONTAINING 0.379 acres more or less. Said lot of ground being known as Lot No. 7 on draft of survey prepared by J. B. O'Brien, R.S., dated May 29, 1962.

TITLE TO SAID PREMISES IS VESTED IN Sakib Muminovic and Mensura Muminovic, h/w as tenants by the entireties, by Deed from Banyon Investment Group, Inc., dated 03/26/2007, recorded 04/03/2007 in Book 4790, Page 133.

Tax Parcel: 08,012-0121-000

Premises Being: 3591 Centennial Road, Hanover, PA 17331-9066

SEIZED and taken into execution as the property of **Sakib Muminovic & Mensura Muminovic**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a

schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/26, 3/5 & 12

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1218 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot or piece of ground with the improvements thereon erected, situate in the Borough of Littlestown, County of Adams, and Commonwealth of Pennsylvania, being Lot No. 13 on plan of Lake View subdivision, section 1, being known as No. 531 Lakeview Circle, more particularly described in accordance with a survey made by Thomas & Associates, Hanover, Pennsylvania, dated 27 September 1978, file No. A-45, as follows, to wit:

BEGINNING at a bolt set on the northeast side of Lakeview Circle (fifty (50) feet wide), a corner of Lot No. 14 on above mentioned plan; thence extending from said beginning bolt and measured along line of Lot No. 14, North forty-five (45) degrees thirty-seven (37) minutes twenty-eight (28) seconds East, one hundred twenty-five and no one-hundredths (125.00) feet to an iron pipe in line of lands now or formerly of Paul Niesley; thence extending along same, South forty-four (44) degrees twenty-two (22) minutes thirty-two (32) seconds East, eighty and no one-hundredths (80.00) feet to an iron pipe, a corner of Lot No. 12 on above mentioned plan; thence extending along same, South forty-five (45) degrees thirty-five and no one-hundredths (35.00) feet to a bolt on the Northeast side of Lakeview Circle, aforesaid; thence extending along same, North forty-four (44) degrees twenty-two (22) minutes thirty-two (32) seconds West, eighty and no one-hundredths (80.00) feet to a bolt, the first mentioned bolt and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN James F. Waggoner and Ruth E. Waggoner, h/w, as tenants by the entireties, by Deed from Gary Del Cameron, II and Arlene E. Cameron, h/w, dated 03/15/2004, recorded 03/25/2004 in Book 3505, Page 82.

Tax Parcel: (27) 012-0033

Premises Being: 531 Lakeview Circle, Littlestown, PA 17340

SEIZED and taken into execution as the property of **James F. Waggoner & Ruth E. Waggoner**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/26, 3/5 & 12

**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 LAWRENCE L. BENTZ, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Lee B. Bentz, 269 Barlow Two Taverns Road, Gettysburg, PA 17325

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

**ESTATE OF GLORIA K. BRANDENBURG a/k/a GLORIA KATHLEEN BRANDENBURG, DEC'D**

Late of Huntingdon Township, Adams County, Pennsylvania

Executor: Craig Frederick Brandenburg, c/o Charles E. Shields, III, Esq., 6 Clouser Rd., Mechanicsburg, PA 17055

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

**ESTATE OF MYRTLE V. KENNEDY, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Co-Executrices: Karen L. Crescenzi & Linda L. Kennedy, c/o Schrack & Linsbach Law Offices, 124 West Harrisburg Street, P.O. Box 310, Dillsburg, PA 17019-0310

Attorney: Schrack & Linsbach Law Offices, 124 West Harrisburg Street, P.O. Box 310, Dillsburg, PA 17019-0310

**ESTATE OF BETTY K. MAYER a/k/a BETTY J. MAYER, DEC'D**

Late of Freedom Township, Adams County, Pennsylvania

Co-Executors: Harold E. Kint, 1030 Bullfrog Road, Fairfield, PA 17320; Curtis R. Mayer, 50 Waldheim Road, New Oxford, PA 17350

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

**ESTATE OF ALICE W. MOORE, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: John C. Poplos, 3309 Cross Country Drive, Wilmington, DE 19810

**ESTATE OF LORENZ NIETING, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Salud G. Nieting, 140 Windbriar Lane, Gettysburg, PA 17325

Attorney: Phillips & Phillips, 101 W. Middle St., Gettysburg, PA 17325

**ESTATE OF JOHN RICHARD ROBINSON, JR. a/k/a JOHN R. ROBINSON, JR., DEC'D**

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

Administratrix: Holly A. Staub, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

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

**SECOND PUBLICATION****ESTATE OF DOROTHY E. ADAMS, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Co-Administrators: Philip E. Adams, 2850 Mummasburg Road, Gettysburg, PA 17325; Richard W. Adams, 2805 Mummasburg Road, Gettysburg, PA 17325

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

**ESTATE OF ANITA M. HAHN, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Co-Executors: Dennis A. Hahn, Duane L. Hahn and Diane L. Klunk, 2580 Hunterstown-Hampton Road, New Oxford, PA 17350

**THIRD PUBLICATION****ESTATE OF SAMUEL F. COOL, SR., DEC'D**

Late of Highland Township, Adams County, Pennsylvania

Co-Executors: Samuel F. Cool, Jr., 935 Mt. Hope Road, Fairfield, PA 17320; Bradley S. Cool, 895 Knoxlyn Road, Gettysburg, PA 17325

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

**ESTATE OF JOHN D. EVANS, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Doris D. Evans, 51 Bristol Dr., Hanover, PA 17331

Attorney: G. Steven McNolly, Esq., 119 Baltimore Street, Hanover, PA 17331

**ESTATE OF RICHARD D. GILBERT, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executor: Donald A. Gilbert, 37 Water Street, Fairfield, PA 17320

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

**ESTATE OF CHARLES M. KRISE, DEC'D**

Late of Littlestown Borough, Adams County, Pennsylvania

Executrix: Ms. Sonia L. Oaster, 12120 Glenbauer Road, Kingsville, MD 21087

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

**ESTATE OF ROBERT C. MULLEN, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Mark M. Mullen, 1360 Columbia Drive, Apt. D, Hershey, PA 17033

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 03-S-380 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 9th day of April, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL those described 4 tracts of land described lot of ground, with improvements thereon erected. Situated in Franklin Township, Adams County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a stone for a corner of the South side of public road running from Route 234 to Cashtown near a pine tree; thence running on the South side of the said public road South 70 degrees West, 83 feet to a point on land now or formerly of Ernest Saum North 15-1/4 degrees West, 278.3 feet to a stone corner; thence running by land now or formerly of George McDannell North 82-1/2 degrees East, 140.5 feet to a stone corner thence running by land now or formerly of Gilbert Buchers heirs South 2-1/2 degrees East, 256.50 feet to a stone, the place of BEGINNING. CONTAINING 108 perches.

TRACT NO. 2

BEGINNING at a point in the Township Road T-364 at other lands now or formerly of Ernest Saum; thence by lands now or formerly of Saum and passing through a reference iron pin set back 37 feet from the place of beginning North 07 degrees 18 minutes West, 271.50 feet to a steel pin at lands now or formerly of Paul McDannell, North 87 degrees 54 minutes East 90.87 feet to a steel pin at lands now or formerly of Donald Coldsmith; thence by lands now or formerly of Coldsmith and passing through a reference steel pin 26 feet from the terminus of their call South 07 degrees 30 minutes East, 265.65 feet to a point in the Township Road T-364; thence in said Township Road South 84 degrees 12 minutes West, 91.45 feet to a point at the place of BEGINNING. CONTAINING 24,426 square feet, neat measure.

TRACT NO. 3

BEGINNING at a nail in the center of Township Road T-364 at corner of lands now or formerly of Robert W. Prater; thence running in the center of said Township Road T-364, North 69 degrees 16 minutes 30 seconds West, 82.21 feet to a point in the center of said road; thence continuing in the center of said road, North 39 degrees 34 minutes 45

seconds West, 78.81 feet to a point in the center of said road; thence continuing in the center of said road, North 17 degrees 24 minutes 10 seconds West, 160.05 feet to a point in the center of said road at corner of lands now or formerly of Hazel C. McDannell; thence along said McDannell lands, North 80 degrees 57 minutes 25 seconds East, 108.67 feet to an iron pin at corner of lands now or formerly of Robert W. Prater; thence along said Prater lands, South 14 degrees 36 minutes 20 seconds East, through an iron pin set back 40.96 feet from the end of this course, 268.31 feet to a nail in the center of Township Road T-364, the point and place of BEGINNING, CONTAINING 0.543 acres.

The above description was taken from a draft of survey prepared by Richard W. Boyer, R.S. of Boyer Surveys, Biglerville, Adams County, Pennsylvania, dated 12/19/1978 the said draft of survey, recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 27, Page 4, the above described tract being designated as Lot No. 1.

TRACT NO. 4

BEGINNING at a railroad spike in the center line of New Road T-364 at corner of Lot No. 1 on the draft of survey hereinafter referred to; thence along Lot No. 1 North 71 degrees 05 minutes 10 seconds East, passing through a reference pipe 25.00 feet from the beginning of this course, 642.47 feet to a pipe at land now or formerly of Thomas Reeve; thence by same South 32 degrees 30 minutes 50 seconds East, 136.21 feet to an existing pipe and stones at lands now or formerly of Elizabeth R. McCleard; thence by same South 60 degrees 32 minutes 24 seconds West, 355.00 feet to an existing iron pin at land now or formerly of Robert W. Prater; thence by same South 76 degrees 16 minutes 43 seconds West, 235.17 feet to an existing pin at land now or formerly of David Stewart; thence by same South 76 degrees 15 minutes 55 seconds West, 108.71 feet to an existing nail in the center line of New Road T-364 aforesaid; thence in the center line of such road North 13 degrees 05 minutes 00 seconds West, 167.14 feet to a railroad spike, the place of BEGINNING. CONTAINING 2.670 acres.

The above description was taken from a draft of survey prepared by Richard W. Boyer, Adams County Surveyor, dated March 5, 1980 recorded in Plat Book 34, at Page 61, the above described tract being designated as Lot No. 2.

Being Known as: 788 New Road, Oртanna, PA 17353

Property ID No. : (2) C09-0032

TITLE TO SAID PREMISES IS VESTED IN Raymond B. Williams, Sr. and Candy S. Williams, husband and wife by deed from Gerald H. Deighton, single person by his attorney fact, Edward G. Puhl, and Harry J. Blaisdell, single person, by his attorney in fact Edward G. Puhl dated 03/31/2000 recorded 04/17/2000 in Deed Book 2032 Page 136.

SEIZED and taken into execution as the property of **Raymond B. Williams, Sr. & Candy S. Williams**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 30, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

ALL claims to property must be filed with Sheriff before sale.

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

2/26, 3/5 & 12

## FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, in compliance with the requirements of Section 311, of Act 1982 - 295 (54 Pa. C.S. 311), the undersigned entity (ies) announce their intention to file in the Office of the Secretary of the Commonwealth of Pennsylvania, on approximately February 17, 2010, a certificate for the conduct of a business in Adams County, Pennsylvania, under the assumed or fictitious name, style or designation of BAT-TLEFIELD CUSTOM FRAMING, with its principal place of business at 2681 Emmitsburg Rd., Gettysburg, PA 17325. The names and addresses of the persons owning or interested in said business are Joyce E. Topper, residing at 2681 Emmitsburg Rd., Gettysburg, PA 17325. The character or nature of the business is making picture frames.

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