

# *Adams County* Legal Journal

Vol. 66

February 28, 2025

No. 44

**IN THIS ISSUE:**  
**KEVIN S. HOLTZINGER and**  
**BENAY V. HOLTZINGER**

**v.**

**BOARD OF SUPERVISORS OF READING  
TOWNSHIP, ADAMS COUNTY,  
PENNSYLVANIA, and VERNON E. GRIER,  
JR. and KAREN C. GRIER**

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## ARTICLES OF AMENDMENT NOTICE

NOTICE IS HEREBY GIVEN that Bruce L. Jones Contractor Company, a Pennsylvania business corporation, has filed Articles of Amendment with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on April 11, 2024, pursuant to the Pennsylvania Business Corporation Law of 1988. The Articles of Amendment changed the name of the corporation to **JFR Construction Company** and reduced the number of authorized shares from 1,000,000 to 2,000.

Timothy J. Shultis, Esquire  
Salzmann Hughes, P.C.  
1147 Eichelberger Streety, Suite F  
Hanover, PA 17331

2/28

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KEVIN S. HOLTZINGER and BENAY V. HOLTZINGER v.  
BOARD OF SUPERVISORS OF READING TOWNSHIP,  
ADAMS COUNTY, PENNSYLVANIA and VERNON E. GRIER,  
JR. and KAREN C. GRIER

1. On February 5, 2024, the Reading Township Planning Commission (hereinafter “Planning Commission”) held a meeting where it first considered Appellants waiver request. At the meeting, the Township Engineer advised that a 2012 map did not show sewer hook-up easily accessible to Appellants’ proposed lots. Intervenors presented a map that Intervenors alleged showed there were possible sewer hookups for Appellants’ proposed lots.

2. At the meeting, the Township Engineer again presented information as to why there is technical support for the grant of the requested waiver and why it is not practical to install a dry lateral capped sewer system for each proposed lot in Appellants’ proposed subdivision.

3. At no time did the Township or the Intervenors object to the procedural manner in which the waiver request was filed with Reading Township until they filed their briefs with the Court ...

4. Therefore, the Township and the Intervenors request to dismiss Appellants’ Appeal for a procedural violation of Section 512.1(b) of the MPC I hereby denied.

5. The testimony of the Township Engineer and the letter from Mr. Swope were the only technical evidence which was submitted at the Planning Commission meeting and the Township meeting. Such testimony and evidence were not contradicted by the Township or the Intervenors.

6. Therefore, based on the testimony and evidence provided by the Township Engineer and Mr. Swope, the Township disregarded the technical opinions of its own Township Engineer and Mr. Swope, and denied the requested waiver, without substantial evidence to support its decision.

Andrew C. Herrold, Esquire, Attorney for Appellants  
Susan J. Smith, Esquire, Attorney for Appellee  
Robert D. O'Brien, Esquire, Attorney for Intervenors  
Wagner, J., February 12, 2025

## I. FINDINGS OF FACT

1. Appellants Kevin S. Holtzinger and Benay V. Holtzinger (hereinafter "Appellants") filed the above captioned Land Use Appeal regarding a decision of the Reading Township Board of Supervisors as to property that they own with an address of 2425 East Berlin Road, East Berlin, Reading Township, Adams County, Pennsylvania 17316 (hereinafter "Property").
2. Appellee is the Board of Supervisors of Reading Township, Adams County, Pennsylvania (hereinafter "Township"). Reading Township is a Township in the Commonwealth of Pennsylvania, organized and existing under the Second Class Township Code, 53 P.S. § 65101 et seq., with a business address of 50 Church Road, East Berlin, Adams County, Pennsylvania.
3. Appellants' Property has road frontage both on East Berlin Road and on Stoney Point Road. It is along Stoney Point Road where Appellants seek to have new homes built on three of the subdivided lots, with road frontage and access to Stoney Point Road for each of those three lots, with a fourth lot having road frontage on East Berlin Road.
4. Intervenors are Vernon E. Grier, Jr., and Karen C. Grier (hereinafter "Intervenors"), who reside at 270 Stoney Point Road, East Berlin, Reading Township, Adams County, Pennsylvania 17316, adjacent to Appellants' Property.
5. Appellants appeal the denial of a waiver requested by Appellants in connection with the Township's review and action upon a "Preliminary-Final Subdivision Plan for Kevin S. & Benay V. Holtzinger" ("the Plan"), related to the Property.
6. The Property is located in the R-1 Low Density Residential Zoning District of Reading Township.

7. The application form for the Plan was dated October 13, 2023, and the Plan was transmitted to the Township via email on October 15, 2023.
8. On November 3, 2023, as part of the ordinary review of the proposed subdivision and land development plan, the Township Engineer, Trey Elrod (hereinafter “Township Engineer”), submitted review comments for the Plan.
9. In the Township Engineer’s comments, the Township Engineer indicated that Appellants would be required to obtain a Department of Environmental Protection Agency (“DEP”) approved sewage planning module to permit on-lot sewage treatment facilities to service the three lots proposed by the Plan.
10. DEP approved the on-lot sewage treatment facilities proposed by the Appellants in a letter dated January 24, 2024.
11. After directing Appellants to obtain DEP approval for a Sewage Planning Module, the Township Engineer informed Appellants in a letter dated December 4, 2023 that Appellants would be required to comply with § 22-505 A.(2) of the Reading Township Subdivision and Land Development Ordinance (hereinafter “SALDO”).
12. Section 22-505 A.(2) reads, in relevant part, “[a]ll subdivisions and land developments shall be connected to a public sanitary sewer system if possible. Where a public sanitary sewer system is not accessible but is proposed for extension within 5 years to the development or as outlined otherwise in the Act 537, Official Sewage Facilities Plan, or to within 1,000 feet of the development, the developer shall install sewer lines including lateral connections and watertight caps, to provide adequate service to each lot when connection to the public sanitary sewer system is made.”
13. On December 11, 2023, as a result of the Township Engineer’s December 4, 2023 letter, Appellants submitted their request for a waiver of Section 22-505 A.(2) of the Reading Township SALDO in a one page note that stated: “We are also requesting a waiver on item # 22-505A(2) and # 22-505B(1).”
14. Prior to submitting their Subdivision/Land Development Application (dated October 13, 2023), Appellants had already

completed and incurred all of the following expenses which were needed to prepare a Sewage Planning Module to send to DEP for approval of the on-lot sewer/septic system being requested by Appellants in their Application: 1) all soil testing had been completed by Soil Scientist John Wah (with Matapeake Soil & Environmental Consultants); 2) all percolation tests had been completed by Dominic Picarelli; 3) the Project Information Certification document had been completed by Kris Raubenstine (with Appellants' Engineering firm, Hanover Land Services, Inc.); 4) the "Soils Description" document had been completed by Dominic Picarelli on October 27, 2022; and, 5) all costs for Gilbert Picarelli, Reading Township SEO, to be present for all of the aforesaid testing occurred prior to October 13, 2023. See October 3, 2023, dated letter of Gilbert Picarelli, Reading Township SEO, to Kevin Holtzinger, with enclosed testing results for each proposed Lot, enclosed Project Information Certification document, and enclosed "Soils Description" document.

15. The Act 537 Sewage Planning Exemption Form submitted on November 8, 2023, to DEP, shows that Gilbert Picarelli, Reading Township SEO, signed it on October 12, 2023, to "certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system."
16. In response to the Township Engineer's comment in his letter dated November 3, 2023 (that Appellants' requested on-lot septic system on their Application would require under the Ordinance a "Sewage Planning Module" to be provided to and approved by DEP), Appellants' Engineer Kris Raubenstine confirmed in his letter dated November 17, 2023, that "[a] sewage facilities planning mailer [sic, module] was submitted to DEP on October 12, 2023" and "[w]e are currently awaiting review/approval." Such approval was granted by DEP in a letter dated January 24, 2024.
17. On February 5, 2024, the Reading Township Planning Commission (hereinafter "Planning Commission") held a meeting where it first considered Appellants' waiver request.

18. At the meeting, the Township Engineer advised that a 2012 map did not show sewer hook-up easily accessible to Appellants' proposed lots. Intervenors presented a map that Intervenors alleged showed there were possible sewer hook-ups for Appellants' proposed lots.<sup>1</sup> The Planning Commission tabled the waiver request to the March 4, 2024 Planning Commission meeting.
19. The waiver was again considered by the Planning Commission on March 4, 2024, where all members of the Board of Supervisors were also in attendance.
20. At the meeting, the Township Engineer presented the following information regarding possible connection of the Property to public sewer:
  - a. There is technical support for Appellants' requested waiver of § 22-505 A.(2).
  - b. To comply with § 22-505 A.(2), Appellants would be required to run "dry laterals"<sup>2</sup>, as there is currently no sewer to which the properties could be connected. There would be no benefit to install a dry system on Appellants' property due to the elevation.
  - c. Due to the elevation of Appellants' Property, if Appellants were to install a capped sewer system with dry laterals at a normal depth of six feet it would be too shallow to permit any theoretical future connection to public sewer lines.
  - d. The Township Engineer stated that Appellants' waiver request was that Appellants not be required to install a capped sewer system with dry laterals. The Township Engineer reiterated that it makes no technical sense to have a capped sewer system installed.

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<sup>1</sup> At the March 4, 2024 Planning Commission meeting, it was determined that Intervenors falsely identified sewer lines on the map they presented at the February 5, 2024 meeting, which were actually property lines. This was confirmed by the Township Engineer.

<sup>2</sup> Dry laterals are laterals which are run from the home to a point where they could, theoretically, be connected to the sewer in the future.

21. The Planning Commission voted 3-2 to deny the requested waiver.
22. Appellants' waiver request was heard by the Township on March 18, 2024 at the regularly scheduled meeting of the Township. The waiver request was that Appellant not connect to the public sanitary sewer and not install a dry lateral capped sewer system.
23. At the meeting, the Township Engineer again presented information as to why there is technical support for the grant of the requested waiver and why it is not practical to install a dry lateral capped sewer system for each proposed lot in Appellants' proposed subdivision:
  - a. The Property is not in the proposed sewer expansion area of Reading Township and given the elevation and location of Appellants' property it is unlikely that public sewer will be extended to the property in the near future so a capped system will serve no useful purpose.
  - b. To require compliance with § 22-505 A.(2) is neither practical nor reasonable.
24. Also at the meeting, the Township accepted a letter from Ryan Swope, Director of the Reading Township Municipal Authority (hereinafter "Mr. Swope"). Mr. Swope's letter contained the following information:
  - a. Running dry laterals would be futile, as dry laterals frequently shift and there would be no way to know at what depth dry laterals should be run.
  - b. Dry laterals frequently experience issues such as settlement and leaks, making them ill-advised.
  - c. A manhole located near the Property and labeled as "sewer", in fact housed a well, not a sewer to which Appellant could connect.
25. No other technical evidence was presented by any person or entity in attendance at the March 18, 2024 hearing, including Intervenors or their attorney.
26. Ultimately, the Board of Supervisors of Reading Township denied Appellants' requested waiver of Section 22-505 A.(2) of

the Reading Township Subdivision and Land Development Ordinance and issued a “Decision Letter” dated March 25, 2024.

## II. LEGAL STANDARD

In zoning cases such as the instant matter where the trial court does not receive any additional evidence, the scope of review is limited to determining whether the Board committed an error of law or a manifest abuse of discretion. *In re Petition of Dolington Land Group*, 839 A.2d 1021, 1026 (Pa. 2003). The Court does not substitute its own interpretation of the evidence for that of the Board. *Pietro Paolo v. Zoning Hearing Bd. of Lower Merion Twp.*, 979 A.2d 969, 976 (Pa. Commw. Ct. 2009). “A conclusion that the governing body abused its discretion may be reached only if its findings of fact are not supported by substantial evidence.” *Sutliff Enterprises, Inc. v. Silver Spring Twp. Zoning Hearing Bd.*, 933 A.2d 1079, 1081 n.1 (Pa. Commw. Ct. 2007). Evidence is substantial when a reasonable mind could accept it as adequate to support a conclusion. *Cardamone v. Whitpain Twp. Zoning Hearing Bd.*, 771 A.2d 103, 104 (Pa. Commw. Ct. 2001).

Section 22-701 of the Reading Township SALDO provides that:

“[T]he Board of Supervisors may grant a modification of the requirements of one or more of the provisions of this Chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed.”

See also Section 512.1(a) of the Pennsylvania Municipalities Planning Code (hereinafter “MPC”), 53 P.S. § 10512.1(a).

Section 503(8) of the MPC allows a governing body to grant a waiver where “literal compliance with mandatory provision is shown to the satisfaction of the governing body to be unreasonable, to cause undue hardship, or when an alternative standard can be demonstrated to provide equal or better results.” See 53 P.S. § 10503(8).

Section 512.1(a) of the MPC authorizes a governing body such as the Board to modify the requirements of its SALDO if literal enforcement would produce undue hardship because of peculiar conditions inherent in the property at issue. In addition to the express standard in Section 512.1(a), the Pennsylvania Commonwealth Court held that “a waiver [is] proper where a development offers a substantial equivalent to a subdivision requirement, where an additional requirement would offer little or no additional benefit, and where literal enforcement of a requirement would frustrate the effect of improvements.” **Monroe Meadows Hous. P’ship, LP v. Mun. Council of Mun. of Monroeville**, 926 A.2d 548, 553 (Pa. Commw. Ct. 2007) (citing **Levin v. Twp. Of Radnor**, 681 A.2d 860, 863-864 (Pa. Commw. Ct. 1996)). Waivers must meet either the express “undue hardship” standard in Section 512.1(a) of the MPC, or the standard set forth in **Monroe Meadows** and **Levin**. In reviewing a governing body’s decision to grant or deny waivers from its SALDO’s provisions, appellate courts apply an abuse-of-discretion standard, determining whether evidence in the record supports the governing body’s decision in light of the aforementioned standards for granting waivers. See **Ruf v. Buckingham Twp.**, 765 A.2d 1166, 1170 (Pa. Cmwlth. 2001); **Levin**, 681 A.2d at 864.

The applicant bears the burden of providing the grounds for a modification of the SALDO requirement. **In re Cornell Homes, No. 1050 C.D. 2013, 2014 WL 201485, at #2** (Pa. Commw. Ct. 2014). The burden of proof for seeking modifications of a SALDO requirement *is less rigorous than the burden for obtaining a variance from a zoning requirement*. **Telvil Constr. Corp. v. Zoning Hearing Bd. of E. Pikeland Twp.**, 896 A.2d 651, 656 (Pa. Commw. Ct. 2006) (emphasis added).

### III. DISCUSSION

Initially, the Township and the Intervenors argue that Appellants’ waiver request regarding Section 22-505 A.(2) of the SALDO did not meet the requirement of MPC Section 512.1(b)

because the written waiver request did not “state in full the grounds and facts of unreasonableness or hardship on which the request is based.”

Appellants’ request for waiver was filed on December 11, 2023, in a one page note that stated “we are also requesting a waiver of item #22-505A(2) and #22-505B(1).” The waiver request was first considered by the Planning Commission at meetings on February 5, 2024 and March 4, 2024 wherein neither the Township nor Intervenors objected to the form of the waiver request. After denial of the waiver request by the Planning Commission on March 4, 2024, the waiver request was heard by the Township at their regularly scheduled meeting on March 18, 2024. Again, neither the Township nor Intervenors objected to the form of the waiver request. The Township, their attorney, the Intervenors and their attorney were present at the March 4, 2024 Planning Commission meeting and the March 18, 2024 Township meeting.

At no time did the Township or the Intervenors object to the procedural manner in which the waiver request was filed with Reading Township until they filed their briefs with the Court on November 20, 2024 and November 18, 2024, respectively. All the parties were aware of the factual basis for the waiver request, there was no objection to the form of the waiver request prior to the Planning Commission meeting or the Township meeting, nor can the Township or the Intervenors argue prejudice as a result of the form of the waiver request.

Therefore, the Township and the Intervenors’ request to dismiss Appellants’ Appeal for a procedural violation of Section 512.1(b) of the MPC is hereby denied.

Appellants argue that the Township abused its discretion in denying the requested waiver from Section 22-505 A.(2) of the SALDO because the decision was not supported by substantial evidence.

As previously set forth in the Statement of Facts, Section 22-505 A.(2) reads in relevant part:

“[a]ll subdivisions and land developments shall be connected to a public sanitary sewer system if possible. Where a public sanitary sewer system is not accessible but is

proposed for extension within 5 years to the development or as outlined otherwise in the Act 537, Official Sewage Facilities Plan, or to within 1,000 feet of the development, the developer shall install sewer lines including lateral connections and watertight caps, to provide adequate service to each lot when connection to the public sanitary sewer system is made.”

Based on the testimony and evidence provided at both the Planning Commission meeting and the Township meeting, both the Township Engineer and Mr. Swope presented information that 1) there is currently no public sewer to which Appellants’ Property could be connected; 2) Appellants’ Property is not in the proposed sewer expansion area of Reading Township; 3) due to the elevation of Appellants’ Property, it is highly unlikely that public sewer would ever be extended to Appellants’ Property, and 4) requiring the installation of sewer lines, to include lateral connections and water tight caps, would serve no useful purpose and would be futile, as dry laterals frequently shift and there would be no way to know at what depth dry laterals should be run. The testimony of the Township Engineer and the letter from Mr. Swope were the only technical evidence which was submitted at the Planning Commission meeting and the Township meeting. Such testimony and evidence were not contradicted by the Township or the Intervenors.

The information provided by the Township Engineer at the March 4, 2024 Planning Commission meeting and the March 8, 2024 Township meeting, in conjunction with the letter provided by Mr. Swope, demonstrated that the peculiar conditions of Appellants’ Property would result in undue hardship if Appellants were required to abide by the literal terms of the SALDO. The grant of approval from DEP for on-lot sewage treatment facilities for the three proposed lots makes clear that the public interest and intent of the ordinance would be observed upon the grant of the waiver.

Therefore, based on the testimony and evidence provided by the Township Engineer and Mr. Swope, the Township disregarded the technical opinions of its own Township Engineer and Mr. Swope, and denied the requested waiver, without substantial evidence to

support its decision. See **Ruf v. Buckingham Township**, 765 A.2d 1166 (Pa. Commw. Ct. 2001).

Accordingly, Appellants' appeal is hereby GRANTED, and the attached Order is entered.<sup>3</sup>

ORDER OF COURT

AND NOW, this 12<sup>th</sup> day of February, 2025, it is hereby Ordered that Appellants' appeal is granted. Appellants are granted a waiver of Section 22-505A.(2) of the Reading Township Subdivision and Land Development Ordinance.

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<sup>3</sup> Appellants' equitable estoppel argument is hereby denied. There is no evidence of intentional or negligent misrepresentation by the Township or Township employees.

**SHERIFF SALES**

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Spring, MD 20910, on March 21st, 2025, at 10:00 a.m.

**No. 23-SU-662**

**Federal Home Loan Mortgage Corporation, et al.**

vs.

**June A Cash**

Property Address: 7 Blue Gill Trail,  
Fairfield, PA 17320  
UPI/Tax Parcel Number:  
43-003-0018

Owner of Property Situate in Carroll Valley  
Borough, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$85,299.46

Attorneys For Plaintiff:  
Samantha Gable, Esq.

**No. 24-SU-914**

**Freedom Mortgage Corporation**

vs.

**Kimberly A. Egerton**

Property Address: 67 Hemlock Drive,  
Hanover, PA 17331  
UPI/Tax Parcel Number:

08021-0059---000

Owner of Property Situate in the Township  
of Conewago, Adams County,  
Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$164,162.45

Attorney for Plaintiff:  
Orlans, P.C.

**No. 24-SU-618**

**Members 1st Federal Credit Union**

vs.

**Brittany L. Miller, Unknown Heirs,  
Successors, Assigns and all Persons,  
Firms or Associations Claiming Right,  
Title or Interest from or under Richard  
C. Miller, Deceased**

Property Address: 22 Northern Pike Trail,  
Fairfield, PA 17320

UPI/Tax Parcel Number:  
43003-0063---000

Owners of Property Situate in the Borough  
of Carroll Valley, Adams County,  
Pennsylvania

Improvements Thereon:

Residential Dwelling

Judgment Amount: \$27,421.70

Attorney for Plaintiff:  
James K. Jones, Esquire  
Mette, Evans & Woodside

**No. 23-SU-1022**

**Members 1st Federal Credit Union**

vs.

**Caleb Allen Mummert**

Property Address: 3363 Baltimore Pike,  
Littlestown, PA 17340

UPI/Tax Parcel Numbers:  
30HI6-0013---000 and  
30HI6-0013A---000

Owner of Property Situate in Mount Joy  
Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$102,529.25

Attorney for Plaintiff:  
James K. Jones, Esquire  
Mette, Evans & Woodside

**No. 24-SU-530**

**CSMC 2018 RPL9 Trust, et al.**

vs.

**Parvinder Kaur Notay, as Surviving Heir  
of Sahib Singh Notay f/k/a Suringer  
Singh, Deceased, Unknown Heirs of  
Sahib Singh Notay f/k/a Surinder Sungh,  
Deceased**

Property Address 2865 Chambersburg  
Road, Biglerville, PA 17307

UPI/Tax Parcel Number:  
12011-0047-000

Owners of Property Situate in Franklin  
Township, Adams County, Pennsylvania  
Improvements Thereon:

Residential Dwelling

Judgment Amount: \$177,171.69

Attorney for Plaintiff:  
Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

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

Purchaser must settle for property on or before filing date. ALL claims to property must be filed with Sheriff before sale date.

AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James W. Muller  
Sheriff of Adams County

2/21, 2/28, 3/7

**SHERIFF SALES**

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Spring, MD 20910, on March 21st, 2025, at 10:00 a.m.

**No. 24-SU-493**

**Lakeview Loan Servicing, LLC**

**vs.**

**Joseph Alexander Smith, Jr. & Kellie Lynn Smith**

Property Address: 1 Trudy Trail, Fairfield, PA 17320

UPI/Tax Parcel Number:

43032-0028-000

Owners of Property Situate in Carroll Valley Borough, Adams County, Pennsylvania

Improvements Thereon:

Residential Property

Judgment Amount: \$75,537.29

Attorney for Plaintiff:

Cierra Mendez, Esquire

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054

**No. 24-SU-1198**

**Lakeview Loan Servicing, LLC, c/o Flagstar Bank, N.A.**

**vs.**

**Jodi L. Whitmore a/k/a Jodi Lynn Whitmore; Kenneth Whitmore**

Property Address: 691 Ledger Drive, Hanover, PA 17331

UPI/Tax Parcel Number:

04L12-0184--000

Owners of Property Situate in Berwick Township, Adams County, Pennsylvania Improvements Thereon:

Residential Dwelling

Judgment Amount: \$313,643.42

Attorney for Plaintiff:

Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue  
North Wales, PA 19454

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

Purchaser must settle for property on or before filing date. ALL claims to property must be filed with Sheriff before sale date. AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James W. Muller  
Sheriff of Adams County

2/21, 2/28, 3/7

**ESTATE/TRUST NOTICES**

**NOTICE IS HEREBY GIVEN that in the estates/trust of the decedents set forth below, the Register of Wills has granted letters, testamentary of or administration to the persons named. All persons having claims or demands against said estates/trust are requested to make known the same, and all persons indebted to said estates/trust are requested to make payment without delay to the executors or administrators or their attorneys named below.**

**FIRST PUBLICATION****ESTATE OF ANDREE M. GOULET, DEC'D**

Late of the Straban Township, Adams County, Pennsylvania

Personal Representatives: John A. Goulet, 804 Hills Drive, Gettysburg, PA 17325; Christian M. Goulet, 185 Hunterstown Hampton Road, Gettysburg, PA 17325

Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

**ESTATE OF THEODORE M. HAZE, DEC'D**

Late of Liberty Township, Adams County, Pennsylvania

Executrix: Pamela K. Haze, c/o Salzmann Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325

**ESTATE OF CAROL D. MOSER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Personal Representative: Leigh A. Moser, 107 Tamarack Drive, Denver, PA 17517

Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

**ESTATE OF BARRY W. REECHER, DEC'D**

Late of Hamiltonban Township County, Pennsylvania

Executrix: Corrie L. Ondrizek, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

**ESTATE OF STEPHEN JOEL SHERAW a/k/a STEPHEN SHERAW, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Eric Joel Sheraw, c/o Salzmann Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore St., Gettysburg, PA 17325

**ESTATE OF HERBERT A. SNYDER, JR. a/k/a HERBERT SNYDER, JR., DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Executrix: Tammy Poor, c/o Gates & Gates, P.C., 250 York St., Hanover, PA 17331

Attorney: Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York St., Hanover, PA 17331

**ESTATE OF DIXIE L. WETZEL, A/K/A DIXIE LEE WETZEL, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-executors: Fred A. Wetzel, 261 St. Johns Road, Littlestown, PA 17340; Jessica L. Phillips, 2210 Bon Ox Road, New Oxford, PA 17350

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

**SECOND PUBLICATION****ESTATE OF CINDY L. BRACKBILL, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Administrator: Bart L. Shughart, c/o Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011

Attorney: James D. Bogar, Esq., Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011

**ESTATE OF STARLA RENEE GROVE, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executor: Wendell Grove, 17 Fieldcrest Drive, Littlestown, PA 17340  
Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

**ESTATE OF WILLIAM T. IZER, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Personal Representatives: James F. Izer, 1044 Iron Springs Road, Fairfield, PA 17320; Anita J. Izer a/k/a Anita J. Hostetter, 2300 Mount Hope Road, Fairfield, PA 17320

Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

**ESTATE OF DAVID R. JOHN, DEC'D**

Late of Littlestown Borough, Adams County, Pennsylvania

Executor: Charles H. John, Jr., 14913 Kamputa Drive, Centreville, VA 20120

**ESTATE OF PATRICIA ANN KEBIL, DEC'D**

Late of McSherrystown Borough, Adams County, Pennsylvania

Administratrix: Sharon Kebil-Whisler, c/o Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

Attorney: Ann C. Shultis, Esq., Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

**ESTATE OF HELEN ORSI, DEC'D**

Late of Oxford Township, Adams County, New Oxford, Pennsylvania

Executrix: Alisa Mihal, 14 Buttonwood Place, Upper Saddle River, NJ 07458

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

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**(SECOND PUBLICATION CONTINUED)**

ESTATE OF CHRISTOPHER M. PHILLIPS a/k/a CHRISTOPHER MARTIN PHILLIPS, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-executors: Jason G. Phillips & Anthony L. Phillips, c/o Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

Attorney: Todd A. King, Esq., Salzmann Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF TODD D. PRICHARD, DEC'D

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

Executrix: Tracy Surguy, 345 N. Governors Ave., Dover, DE 19904  
Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF MARY FLORENCE SMITH a/k/a MARY F. SMITH, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Administratrix: Linda A. Smith, 2226 Harney Road, Littlestown, PA 17340  
Attorney: David K. James III, Esq., 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF TROY ALLAN WOOD, DEC'D

Late of Menallen Township, Adams County, PA

Administratrix: Danielle M. Wood, 2630 Shippensburg Road, Lot M, Biglerville, PA 17307

Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF FRANCIS R. YANTIS a/k/a FRANCIS ROBERT YANTIS a/k/a ROBERT YANTIS, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executrix: Christina M. Leatherman, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

**THIRD PUBLICATION**

ESTATE OF ANITA M. BELL, DEC'D

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

Executor: Kevin M. Bell, 17590 Cherryfield Road, Drayden, MD 20630  
Attorney: John A. Wolfe, Esq., Wolfe, Rice, & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF DONALD L. MITCHELL JR., DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: Donald R. Mitchell, 9 Weiss Avenue, Flourtown, PA 19031

ESTATE OF MARLIESE MONIKA NEIDERER a/k/a MARLIESE M. NEIDERER, DEC'D

Late of McSherrystown Borough, Adams County, Pennsylvania

Executrix: Marliese M. Neiderer, a/k/a Marliese Schultz, 1147 Eichelberger Street, Suite F, Hanover, PA 17331  
Attorney: Ann C. Shultis, Esq., Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331

ESTATE OF URSULA WILENIEC, DEC'D

Late of Carroll Valley Borough, Adams County, Pennsylvania

Executrix: Kristina Bower, 160 Sour Mash Trail, Fairfield, PA 17320  
Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325