

Adams County Legal Journal

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IN THIS ISSUE

PRATT VS. DOMEIER ET AL

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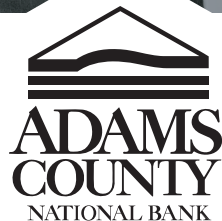
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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1255 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 6th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a point in the center of the state highway leading from Gettysburg to Harrisburg at corner of land now or formerly of Otis H. Abbey; thence by said land now or formerly of Otis H. Abbey, South 57-1/4 degrees East, 215 feet to an iron pin; thence by land now or formerly of W. Earle Buohl, South 32-3/4 degrees West, 100 feet to a point; thence by land now or formerly of W. Earle Buohl, North 57-1/4 degrees West, 215 feet to a point in the center of the aforementioned state highway; thence in the center of said state highway, North 32-3/4 degrees East, 100 feet to a point, the place of BEGINNING, CONTAINING 75 perches and 81 square feet.

The foregoing description was obtained from a draft of a survey made by P.S. Ormer, County Surveyor, on May 26, 1950.

TITLE TO SAID PREMISES IS VESTED IN Manuel Sanchez-Zarraga and Rebecca C. Sanchez, h/w, as tenants by the entireties, by Deed from Manuel Otero and Carmen R. Otero, h/w, dated 09/10/1998, recorded 09/15/1998 in Book 1661, Page 109.

Tax Parcel: (38) G 10-0021-000

Premises Being: 2265 Old Harrisburg Road, Gettysburg, PA 17325

SEIZED and taken into execution as the property of **Manuel Sanchez-Zarraga & Rebecca C. Sanchez** 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 March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after

the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-TL-551 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 20th day of February, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a point near the center line of the Orrtanna Road (SR3011), at corner of Lot 21 depicted in and upon the below mentioned draft of survey and final subdivision plan; thence crossing and leaving said Orrtanna Road (sr3011), and through a 5/8" rebar set 25.00 feet from the beginning of this course, and by said Lot 27, South 87 degrees 30 minutes 00 seconds East, 1,012.07 feet to a 5/8" rebar set at corner of said Lot 27, on line of lands now or formerly of Abdolreza Banan and Gertrude D. Conway; thence by said lands now or formerly of Abdolreza Banan and Gertrude D. Conway, North 20 degrees 28 minutes 30 seconds West, 132.09 feet to a 5/8 rebar set at corner of Lot 29, depicted in and upon the below-mentioned draft of survey and final subdivision plan, on line of said lands now or formerly of Abdolreza Banan and Gertrude D. Conway; thence by said Lot 29, and through a 5/8" rebar set 25.00 feet back from the end of this course, North 87 degrees 30 minutes 00 seconds East, 1,052.83 feet to a point near the center line of the Orrtanna Road (SR3011), at corner of said Lot 29; thence in and along said Orrtanna Road (SR3011), South 02 degrees 30 minutes 00 seconds East, 125.64 feet to a point

near the center line, of the Orrtanna Road (SR3011), at corner of Lot 27 depicted in and upon the below mentioned draft of survey and final subdivision plan, the point and place of BEGINNING, CONTAINING 2.978 Acres.

The above description was taken from a draft of survey and final subdivision plan, dated October 2, 1989, by Robert A. Sharrah, P.L.S., which draft of survey and final subdivision plan is recorded in the Office of the Recorder of Deeds in Adams County, Pennsylvania, the above described tract of land is labeled as Lot 28 in and upon said draft of survey and final subdivision plan.

Being the same which Stanley B. Wolf and E. LaVaughne Wolf, husband and wife, by deed dated the 9th day of April, 1990 and recorded in the Office of the Recorder of Adams County, Pennsylvania in Record Book 551 at page 1076, conveyed unto Roger E. Tissue and Carol A. Tissue, husband and wife, the grantors herein.

SUBJECT, NEVERTHELESS, to the restrictions, etc. as mentioned in the above recited deed.

Tax Parcel (12) C 11-0100

Premises Being: 1015 Orrtanna Road, Orrtanna, PA 17353

SEIZED and taken into execution as the property of **Carl Tissue** 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 March 13, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

PRATT VS. DOMEIER ET AL

1. Preliminary objections that assert a pleading is legally insufficient may only be sustained where it appears with certainty that the law permits no recovery under the allegations pleaded.

2. It is unclear whether intentional infliction of emotional distress still exists in Pennsylvania, however, it has recently been applied as a viable claim by the Superior Court.

3. To properly plead and recover on a claim for intentional infliction of emotional distress, the following elements must be established: (1) the conduct must be extreme and outrageous; (2) it must be intentional or reckless; (3) it must cause emotional distress; and (4) that distress must be severe.

4. The conduct must be so outrageous in character, and so extreme in degree, as to go beyond all possible bounds of decency, and to be regarded as atrocious, and utterly intolerable in any civilized society.

5. Additionally, to sustain a cause of action for intentional infliction of emotional distress, the plaintiffs may need to allege physical injury supported by competent medical testimony.

6. A claim for intentional infliction of emotional distress cannot be founded upon conduct directed towards a household pet. The outrageous conduct must be towards the party making the claim.

7. A trespass to a chattel may be committed by intentionally (a) dispossessing another of the chattel, or (b) using or intermeddling with a chattel in the possession of another.

8. Out of pocket expenses in defense of the good name is not a cognizable claim.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 08-S-60, WILLIAM E. AND ROBERTA S. PRATT, VS. MICHAEL AND CINDY DOMEIER AND D-ZIGN SIGN & GRAPHICS.

Jeffery M. Cook, Esq., for Plaintiffs

Defendants *pro se* with regard to counterclaim

Darren Powell, Esq., for Defendants in defense of claim by Pratt

Bigham, J., April 8, 2008

OPINION

FACTS

This case is about feuding neighbors. The Plaintiffs, Mr. and Mrs. Pratt (collectively referred to as the “Pratts”) filed a Complaint on January 10, 2008 against their next door neighbors, Mr. and Mrs. Domeier (collectively referred to as the “Domeiers”), and Mr. Domeier’s business, D-Zign Sign and Graphics. The Complaint has three counts: I. Motion for Injunctive Relief, II. Trespass, III. Slander/Libel. In their Complaint, the Pratts allege that the

Domeiers have violated restrictive covenants that run with the land by building a two-story playhouse, having “extensive rubbish” on their property, permitting cats and dogs to run freely, having a boat on the property, driving their vehicles on the Pratt’s property, trespassing, and other related claims. The Pratts also state that the Domeiers put up libelous signs on Mr. Domeier’s D-Zign and Graphics truck. The signs state: “Bill, Roberta...Jesus Even Loves Cat Killers” and “Be Advised, Our Neighbor is Trapping, Removing, Killing Pets.”

On February 4, 2008, the Domeiers filed an Answer, New Matter/Affirmative Defenses and a Counterclaim.¹ The Counterclaim has three counts: I. Motion for Injunctive Relief, II. Emotional Distress, III. Lost Property.² In their Counterclaim, the Domeiers allege that the Pratts have violated restrictive covenants that run with the land by constructing a double section shed, having “extensive rubbish” on their property, placing poles on the property, parking unlicensed and inoperable cars on their property, and harassing and intimidating the Domeiers. The Domeiers also claim emotional distress and lost property for the loss of household pets, loss of wages, and other related allegations.

The Pratts filed Preliminary Objections to the Counterclaim on February 25, 2008 and a brief in support on March 6, 2008. The Domeiers filed a brief in response on March 20, 2008.

The Pratts’ Preliminary Objections are as follows:

1. Counts II and III lack specificity in pleading as required by Rule 1028(a)(3).
2. Counts II and III fail to state the cause of action upon which relief can be granted in violation of the provisions of Rule 1028(a)(4) of the Pennsylvania Rules of Civil Procedure.

DISCUSSION

When considering preliminary objections, all material facts set forth in the challenged pleadings are admitted as true, as well as all

¹ On February 29, 2008, D-Zign Sign and Graphics filed an Answer and New Matter/Affirmative Defenses.

² The Court notes that the Domeiers filed their Answer, New Matter/Affirmative Defenses and Counterclaim *pro se*. Although they have since retained counsel as Defendants of the suit brought by the Pratts, they are proceeding with their Counterclaim *pro se*.

inferences reasonably deducible therefrom. *Hykes v. Hughes*, 835 A.2d 382, 383 (Pa. Super. 2003). “The pertinent question under Rule 1028(a)(3) is whether the complaint is sufficiently clear to enable the defendant to prepare his defense or whether the plaintiff’s complaint informs the defendant with accuracy and completeness of the specific basis on which recovery is sought so that he may know without question upon what grounds to make his defense.” *Rambo v. Greene*, 906 A.2d 1232 (Pa. Super. 2006), quoting *Ammlung v. City of Chester*, 224 Pa. Super. 47, 302 A.2d 491, 498 n. 36 (1973). Preliminary objections that assert a pleading is legally insufficient under 1028(a)(4) may only be sustained where “it appears with certainty that the law permits no recovery under the allegations pleaded.” *Green v. Mizner*, 692 A.2d 169, 172 (Pa. Super. 1997).

The Pratts argue that “emotional distress” and “lost property” are not proper claims and are not cognizable by the courts. The Pratts maintain that the Domeiers have failed to state a cause of action for intentional infliction of emotional distress, and argue that the Domeiers have failed to state damages with required specificity, and have failed to substantiate the loss wages claim. The Domeiers argue that they have alleged facts sufficient for recovery against the Pratts. For the reasons set forth below, the Court finds that the Domeiers have not properly pled a cause of action in either Count II or Count III of their Counterclaim.

“EMOTIONAL DISTRESS”

The first claim for “emotional distress” is most likely referring to intentional infliction of emotional distress. It is unclear whether intentional infliction of emotional distress still exists in Pennsylvania, however, it has recently been applied as a viable claim by the Superior Court. See *Reardon v. Allegheny College*, 926 A.2d 477, 487 (Pa. Super. 2007).³ To properly plead and recover on a claim for intentional infliction of emotional distress, the following elements must be established: (1) the conduct must be extreme and outrageous; (2) it must be intentional or reckless; (3) it must cause

³On March 27, 2008, in a slip opinion, the Middle District of Pennsylvania discussed the tort of intentional infliction of emotional distress and determined, in that case, that the tort was not sufficiently pled because the plaintiffs did not demonstrate or allege any physical harm caused by the emotional distress. *Merring v. City of Carbondale*, No. 3-06 Civ. 895 (M.D.Pa. March 27, 2008).

emotional distress; and (4) that distress must be severe. *Hoy v. Angelone*, 691 A.2d 476, 482 (Pa.Super.1997), affirmed 720 A.2d 745 (Pa.1998). The Superior Court has recently stated that in order for the Plaintiff to recover,

[T]he conduct must be so outrageous in character, and so extreme in degree, as to go beyond all possible bounds of decency, and to be regarded as atrocious, and utterly intolerable in any civilized society ... [I]t has not been enough that the defendant has acted with intent which is tortious or even criminal, or that he has intended to inflict emotional distress, or even that his conduct has been characterized by “malice,” or a degree of aggravation that would entitle the plaintiff to punitive damages for another tort.

Reardon, 926 A.2d at 488. “The liability clearly does not extend to mere insults, indignities, threats, annoyances, petty oppressions, or other trivialities.” *Miller v. Peraino*, 426 Pa.Super. 189, 195, 626 A.2d 637, 641 (1993). Additionally, to sustain a cause of action for intentional infliction of emotional distress, the plaintiffs may need to allege physical injury supported by competent medical testimony. *Rolla v. Westmoreland Health System*, 651 A.2d 160, 163 (Pa.Super.1994); *Swisher v. Pitz*, 868 A.2d 1228, 1230 (Pa.Super. 2005); *Hoy v. Angelone*, 720 A.2d 745, 754, 554 Pa. 134, 151 (1998); *Kazatsky v. King David Memorial Park, Inc.*, 515 Pa. 183, 191 527 A.2d 988, 992 (1987); *Brethern Home, Inc. v. Martin*, 37 ACLJ 141 (1995); *Guise v. TNT Enterprises, Inc.*, 37 ACLJ 241 (1995).

In the case at bar, the Domeiers alleged that the Pratts “have created extensive anguish and emotional distress at the willful acts of removing and inhumanely destroying the [Domeiers] family pets,” and state that the Pratts willfully shot their cat. (Counterclaim ¶ 12) The Domeiers allege that they have “developed a(n) extreme amount of emotional distress and irrevocable pain due to the loss of several family pets” (Counterclaim ¶ 16), and that they have experienced emotional drain “due to a neighbor who commits hateful acts of harassment and intimidation” (Counterclaim ¶ 17). The Domeiers also allege they have developed “physical stress and emotional uncertainty reflected throughout the family due to the strain of an unwarranted legal battle.” (Counterclaim ¶18). Lastly, the Domeiers

state that the Pratts' actions have been "willfully malicious." (Counterclaim ¶19). These allegations are not sufficient for an intentional infliction of emotional distress claim. The bedrock of the tort is the outrageousness of the conduct. Although much of the conduct pled in the Domeiers' Counterclaim is frustrating, aggravating, and perhaps even criminal, it does not rise to the level necessary to sustain an action for intentional infliction of emotional distress. In addition, the Pratts have not sufficiently pled a physical injury.⁴

Specifically regarding the allegations relating to the cats, a claim for intentional infliction of emotional distress cannot be founded upon conduct directed towards a household pet. The outrageous conduct must be towards the party making the claim. The Superior Court has held that that intentional infliction of emotional distress cannot legally be founded upon a veterinarian's behavior toward an animal. *Miller*, 626 A.2d at 640; *Daughen v. Fox*, 372 Pa.Super. 405, 539 A.2d 858, 864 (1988). The Court reasoned that the principal misconduct was focused on the animal, and not the parties. *Id.* The same reasoning applies in the case at bar, insomuch as the Domeiers request recovery for actions by the Pratts done directly to household pets. Therefore, the Domeiers cannot sustain an action for intentional infliction of emotional distress for any misconduct done directly to the pets and not the Domeiers. However, this does not preclude claims for any behavior focused directly towards the Domeiers.

Thus, Count II of the Counterclaim will be dismissed without prejudice.

"LOST PROPERTY"

The second claim, for "lost property" is not a cognizable claim. Paragraph 21 of the Counterclaim for loss of wages is a common measure of damages in tort cases, however, the Domeiers' only remaining claim is for injunctive relief. Paragraph 22, loss of household pets, could be a claim for trespass due to the allege destruction of the family pets. A trespass to a chattel may be committed by

⁴"Physical stress" in paragraph 18 of the Counterclaim is not sufficient. At minimum, Plaintiff would need to allege a physical injury resulting from the infliction of emotional distress. In order to ultimately recover, caselaw suggests that the Domeiers need to present competent medical evidence of the physical injury. See *Hoy*, 720 A.2d 745 at 754; *Kazatsky*, 527 A.2d at 992.

intentionally (a) dispossessing another of the chattel, or (b) using or intermeddling with a chattel in the possession of another. *Pestco, Inc. v. Associated Products, Inc.*, 880 A.2d 700, 708 (Pa.Super. 2005). Trespass to chattel must be based upon some tangible form of property. *Id.* However, the Domeiers have not pled a trespass claim. Lastly, paragraph 23, “out of pocket expenses in defense of the good name” is not a cognizable claim. Thus, Count III of the Counterclaim will be dismissed without prejudice.

CONCLUSION

Because intentional infliction of emotional distress has not been sufficiently pled, and because “lost property” is not cognizable by the Courts, Counts II and III will be dismissed without prejudice. The Domeiers will be given twenty (20) days to file an amended pleading, if they choose.

Accordingly, the attached Order is entered.

ORDER OF COURT

AND NOW, this 8th day of April 2008, in consideration of Plaintiffs’ Preliminary Objections to Counts II and III of Defendant’s Counterclaim, IT IS ORDERED THAT:

1. Plaintiffs’ Preliminary Objections to Counts II and Counts III of Defendant’s Counterclaim are granted.
2. Counts II and III of Defendants’ Counterclaim are dismissed without prejudice.
3. The Defendants have twenty (20) days from the date of this order to file an amended pleading, if they choose.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-714 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 6th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that lot of ground situate on the Southwest side of Prince Street in the Borough of Littlestown, Adams County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake at the property line on the southwest side of Prince Street at lands now or formerly of James R. Erb, said point being North twenty-nine (29) degrees forty-two (42) minutes West, thirty-five and five-tenths (30.5) feet to another point, the last mentioned point being at the intersection of the property line on the Southwest side of Prince Street with the property line on the Northwest side of an alley; thence along the property line on the Southwest side of Prince Street South twenty-nine (29) degrees forty-two (42) minutes East, thirty and five-tenths (30.5) feet to a point at the intersection of the property line aforesaid with the Northwest side of said alley; thence along the Northwest side of said alley South fifty-nine (59) degrees thirty-two (32) minutes West, one hundred (100.00) feet to a point at the intersection of said property line on the Northeast side of a twenty (20.00) foot wide public alley; thence along property line of the Northeast side of said alley North twenty-nine (29) degrees forty-two (42) minutes West, thirty-one and nine-tenths (31.9) feet to a point at lands now or formerly of James R. Erb, aforesaid; thence by said lands North sixty (60) degrees eighteen (18) minutes East, one hundred (100.00) feet to a stake, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Bryan Lee K. Bowen and Kelly L. Bowen, as tenants by the entireties, by Deed from Keith A. Crawmer, married and Tony K. Youngbar, married, dated 01/09/2007, recorded 02/16/2007, in Deed Book, 4742. page 303.

Tax Parcel: 27-005-0064-000

Premises Being: 312 Prince Street, Littlestown, PA 17340

SEIZED and taken into execution as the property of **Bryan Lee K. Bowen a/k/a Bryan Lee Keoni Bowen & Kelly L. Bowen a/k/a Kelly Lynn Bowen** 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 March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-985 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 6th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

Tract No.1:

BEGINNING at a point in the center of Township Road T-3 11 at lands now or formerly of Paul B. Dern; thence by said lands and through a steel pin set 30 feet on the line, North 28 degrees 30 minutes West, 230 feet to a steel pin; thence continuing by said lands, North 61 degrees 30 minutes East, 100 feet to a steel pin at Parcel A; thence by said Parcel A, South 28 degrees 30 minutes East, 230 feet to a point in the center of said Township Road T-3 11; thence in said Township Road, South 61 degrees 30 minutes West, 100 feet to the place of BEGINNING.

The above description was taken from a draft of survey dated December 6, 1968, as prepared by J. H. Rife, R.E.

Tract No. 2:

BEGINNING at a point in Township Road T-3 11 at other lands now or formerly of Joseph P. Savage; thence in said Township Road, South 61 degrees 30 minutes West, 102.20 feet to a point at land now or formerly of John Sanders; thence by said lands, North 86 degrees West, 91.45 feet to a point; thence continuing by said lands, North 8 degrees 3 minutes 2 seconds East, 229 feet to a point; thence continuing by said lands, North 61 degrees 30 minutes East, 42 feet to other lands now or formerly of Joseph F. Savage; thence by said lands, South 28 degrees 30 minutes East, 230 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Randy L. Dewees, by Deed from Ellen C. Savage, widow, joined by Thomas E. Savage, Joseph P. Savage, and Mary Ellen Towns, who are signing to release any equitable interest in this transfer, dated 03/24/2006, recorded 04/03/2006 in Book 4365, Page 134.

Tax Parcel: 25-C 18-0011-000

Premises Being: 69 Steelman Marker Road, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Randy L. Dewees** 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 March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

NOTICE

NOTICE IS HEREBY GIVEN that ANDREW E. STAGE, ESQUIRE, intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on the 2nd day of March, 2009, and that he intends to practice law as the Assistant District Attorney in the Office of the District Attorney, County of Adams, Adams County Courthouse, 111-117 Baltimore Street, Gettysburg, Pennsylvania.

2/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1324 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 6th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a point in the center of Township Road T-351 at the South eastern corner of Lot No. 11, now or formerly owned by Olmer B. Spence and Virgie Spence, husband and wife: thence by said Lot No. 11 and through a steel pin located 35 feet from the beginning point, North 3 degrees 45 minutes 18 seconds West, 280 feet to a steel pin: thence by land now or formerly of Olmer B. Spence, Clark B. Spence and Edward W. Spence, copartners, trading as SPECO, North 86 degrees 14 minutes 42 seconds East, 100 feet to a steel pin: thence by Lot No. 13, now or formerly of Stephen L. Rebert and Susan K. Rebert, husband and wife, South 3 degrees 45 minutes 18 seconds East, 279.82 feet through a steel pin set back 35 feet from the end of this course to a point in the center of said Township Road T-351: thence in and along the center of said Township Road T-351, South 85 degrees 33 minutes 19 seconds West, 60 feet to a point in the center of said Township Road: thence continuing in the center of said Township Road, South 86 degrees 14 minutes 42 seconds West, 40 feet to the point in the center of said Township Road T-351, the place of BEGINNING. CONTAINING 27,978 Square Feet.

Being Known As: 249 Poplar Springs Road, Orrtanna, PA 17353

Tax Parcel 12-C-11-56

SEIZED and taken into execution as the property of **Loretta Sue Bromwell** 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 March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

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

1/30, 2/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1399 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 6th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN described tract of Land, situate, lying and being in McSherrystown Borough, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING for a corner of the south side North Street at lands now or formerly of Pius Slagle thence along said lands, South one hundred fifty-eight (158) feet to North Alley; thence along the same lands in a northerly direction thirty (30) feet to lands now or formerly of Alice M. Weaver; thence along lands now or formerly of the said Alice M. Weaver, North one hundred fifty-eight (158) feet to North Street aforesaid; thence along the said North Street, East thirty (30) feet to the place of BEGINNING.

IT BEING the same premises which Lester L. Kipps, Jr. and Madeline M. Kipps, husband and wife, by their Deed dated December 14, 2001 and recorded in the Adams County Recorder of Deeds Office on December 19, 2001 in Land Record Book 2501, Page 296, granted and conveyed unto Rebecca J. Keating who has since married and is now known as Rebecca J. Cameron and now joined by her husband Ronald R. Cameron, Jr. as Grantors herein.

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances.

TITLE TO SAID PREMISES IS VESTED IN Mark Wade and Donna Kuhn, both single adults as joint tenants with Rights of Survivorship by Deed from Rebecca J. Keating now known as Rebecca J. Cameron and Ronald R. Cameron, Jr., wife and husband dated 3/24/05 Recorded 3/29/05 in Deed Book 3911 Page 138.

Being Known As: 518 North Street, McSherrystown, PA 17344

Property ID No.: (28) 05-0149

SEIZED and taken into execution as the property of **Mark A. Wade & Donna J. Kuhn** 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 March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

JAG ATTORNEY POSITIONS
AVAILABLE

Opportunities are available for those wishing to serve the Commonwealth of Pennsylvania and their country on a part-time basis as an officer in the Judge Advocate General Corps of the Pennsylvania Army National Guard. Anyone that is a member of the Pennsylvania Bar, forty years old or younger and in good physical condition can apply. The benefits of serving are numerous. If interested in finding out more please contact MAJ Frank McGovern, Administrative Law Attorney, 56th Stryker Brigade, PA Army National Guard at frankjmcgovern@msn.com.

1/30, 2/6 & 13

NOTICE

NOTICE IS HEREBY GIVEN that HEATHER ENTWISTLE ROBERTS, ESQUIRE, intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on the 2nd day of March, 2009, and that she intends to practice law in the Law Office of Pyle & Entwistle, 66 West Middle Street, Gettysburg, Adams County, Pennsylvania 17325.

1/30, 2/6 & 13

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-271 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 13th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tracts of land situated, lying, and being in Menallen Township, Adams County, Pennsylvania, being Tract No. 1, more particularly bounded and described as follows:

BEGINNING at a stone on verge of a 35 foot road or street; thence along road or street; South 20 degrees East 76 1/4 feet to a stone on edge of said street and a 12 foot alley; thence along said alley which adjoins land formerly of E. E. Eppleman, South 72 degrees West 157 feet to a post; thence along an 11 foot alley which adjoins land formerly of Harry Eppleman, North 20 degrees West 84 feet to a post at an alley 11 feet wide; thence by said last mentioned alley which adjoins land formerly of F. A. Asper, land formerly of Martin Baugher and land formerly of F. A. Asper, North 74 degrees East 156 feet to the place of BEGINNING.

BEING THE SAME which David M. Carbaugh and George M. Carbaugh, co-executors of the Last Will and Testament of Roy J. Carbaugh, by their deed dated August 28, 2000 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 2116 at Page 83 granted and conveyed unto Donald R. Breon and Donna M. Breon, husband and wife, the GRANTORS herein.

TITLE TO SAID PREMISES IS VESTED IN Carmelo Dominguez and Lisa Dominguez, h/w, as tenants of an estate by the entireties, by Deed from Donald R. Breon and Donna M. Breon, h/w, dated 02/06/2001, recorded 11/05/2004, in Deed Book 3762, page 127.

Tax Parcel: (29)001-0031-000

Premises Being: 29 Aspers North Road, Aspers, PA 17304

SEIZED and taken into execution as the property of **Carmelo Dominguez & Lisa Dominguez** 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 3, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-976 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 13th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN lot, parcel or tract of land situate in Hamiltonban Township, Adams County, Pennsylvania bounded and described as follows:

BEGINNING at an existing pipe on line of land now or formerly of Carl Sturges and on line of land now or formerly of the Rev. Nicholas Dattilo, thence running by land now or formerly of Carl Sturges, through the corner of a shed and through an existing pipe set back along the edge of the right-of-way of this property, which pipe is One Hundred Twenty-Five and Sixty Hundredths (125.60) feet from the start of this course North Eighty-Eight (88) degrees Nine (9) minutes Fifty (50) seconds East Five Hundred Thirty-Six and Seventy-Three Hundredths (536.73) feet to a steel rod; thence continuing by land now or formerly of Carl Sturges South Forty-One (41) degrees Twenty-One (21) minutes Twenty (20) seconds East One Hundred Fifty-Nine and Thirty-Four Hundredths (159.34) feet to a steel rod at the Northwestern corner of Lot No. 2 on the hereinafter described plan of lots; thence running by Lot No. 2 (a lot addition to be conveyed to Robert Sanders) South Sixty (60) degrees Forty-Four (44) minutes Fifty (50) seconds West Five Hundred Twenty-Two and Forty-One Hundredths (522.41) feet to a steel rod on line of land of Missionaries of the Sacred Hearts of Jesus and Mary; thence running by said land North Forty-One (41) degrees Thirty-Four (34) minutes Twenty-Five (25) seconds West Fifty and Eighteen Hundredths (50.18) feet to an existing pipe at the corner of land now or formerly of Rev. Nicholas Dattilo; thence running by land now or formerly of Nicholas Dattilo North Eight (8) degrees Nine (9) minutes Thirty (30) seconds West One Hundred Seven and Forty-Eight Hundredths (107.48) feet to an existing steel rod at an 18-inch spruce; thence running by land of the same North

Thirty-Two (32) degrees Forty-Four (44) minutes Zero (0) seconds West Two Hundred Fifty-Four and Ten Hundredths (254.10) feet to an existing pipe on line of land now or formerly of Carl Sturges, the point and place of BEGINNING.

The property address being known as No. 146 Tract Road, Fairfield, PA 17320

TAX ID# (18) C15-84

BEING the same property which, by Deed dated July 2, 2002 and recorded on July 19, 2002, among the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Book No. 2736, Page 0248, was granted and conveyed by Guy M. Sanders, single man unto Barbara Buckland, single woman.

TITLE TO SAID PREMISES IS VESTED IN Barbara Buckland, Single Woman By Deed From Guy M. Sanders, Single Man Dated 7/2/2002 Recorded 7/17/2002 In Deed Book 2736 Page 248.

SEIZED and taken into execution as the property of **Barbara Buckland** 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 3, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1256 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 13th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL those two (2) tracts of land situate, lying and being in Mt. Joy Township, Adams County, Pennsylvania, bounded and described as follows:

Tract No. 1: BEGINNING at a point in U.S. Route 140 at lands now or formerly of Paul McCleef; thence in the center of said U.S. Route 140 North 45 degrees West, 100 feet to a point; thence by lands now or formerly of George Gantz and M. Jane Gantz and through an iron pin set 25 feet on the line, North 41 degrees 45 minutes East, 200 feet to an iron pin at lands now or formerly of Paul C. and Catherine M. Stull; thence by lands South 45 degrees 45 minutes East, 100 feet to an iron pin at lands now or formerly of Paul McCleef; thence by said lands South 41 degrees 45 minutes West, 200 feet through an iron pin set 25.9 feet to the place of BEGINNING. CONTAINING 73 perches and 7 square feet.

Tract No. 2: BEGINNING at an iron pin at lands now or formerly of Paul H. McCleef and Tract No. 1 herein; thence by said Tract No. 1 herein and by lands now or formerly of Robert F. Angell North 45 degrees 45 minutes West, 235 feet to corner of lands now or formerly of Donald Nunemaker and lands now or formerly of Paul C. and Catherine M. Stull; thence by said last mentioned lands North 41 degrees 45 minutes East, 60 feet to an iron pin; thence continuing by said lands South 45 degrees 45 minutes East, 246.35 feet to an iron pin; thence continuing by said lands south 17 degrees 37 minutes West, 38.27 feet to lands now or formerly of Paul H. McCleef; thence by said lands South 89 degrees 25 minutes West, 36.50 feet to the place of BEGINNING. CONTAINING 15,089.03 Square Feet.

The above descriptions were taken from a draft of survey dated January 8, 1969, and revised March 10, 1970, prepared by Gettysburg Engineering Co.

Being the same two tracts of land which Jessica Wilkinson, Stacie Gantz, and Jeremy Gantz, Administrators of the Estate of Donald A. Gantz, by their deed dated the 27th day of March, 2007, and about to be recorded in the Office of the Recorder of Deeds of Adams County, granted and conveyed unto Paul C. Plank and Sally A. Plank, husband and wife, mortgagors herein.

TITLE TO SAID PREMISES IS VESTED IN Paul C. Plank and Sally A. Plank, husband and wife, as tenants of an estate by the entireties, by Deed from Jessica Wilkinson and Stacie Gantz and Jeremy Gantz, Administrators of the Estate of Donald A. Gantz, deceased, dated 03/27/2007, recorded 04/03/2007, in Deed Book 4791, page 81.

Premises Being: 2280 Baltimore Pike, Gettysburg, PA 17325

Tax Parcel No. (30) G 15-0010

SEIZED and taken into execution as the property of **Paul C. Plank** 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 3, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1293 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 13th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

TRACT NO. 1

ALL THAT CERTAIN lot of land situate in Reading Township, County of Adams and State of Pennsylvania, being more particularly described as Lot No. 927 on the plan of lots of Lake Meade Subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County in Misc. Deed Book 1, page 6, and subject to all legal highways, easements, rights-of-way and restrictions of record.

IT BEING the same tract of land which Edward Hunsicker and Fern E. Hunsicker, husband and wife, by Deed dated September 18, 1984 and recorded at the Adams County Recorder of Deeds on September 21, 1984 in Book 387 at Page 7, granted and conveyed unto Henry L. Byers, Jr. and Barbara A. Byers, the Grantors herein.

TRACT NO. 2

ALL THAT CERTAIN lot of land situate in Reading Township, County of Adams and State of Pennsylvania, being more particularly described as Lot No. 928 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 in Misc. Deed Book 1, page 6, and subject to all legal highways, easements, rights-of-way and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Henry L. Byers, Jr., by Deed from Henry L. Byers, Jr. and Barbara A. Byers, h/w, dated 04/21/2004, recorded 04/30/2004 in Book 3548, Page 112.

Tax Parcel: 37-012-0034-000

Premises Being: 25 Halleck Drive, East Berlin, PA 17316

SEIZED and taken into execution as the property of **Henry L. Byers, 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 3, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1268 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 13th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN tract of land, situate, lying and being in Hamilton Township, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a point on the Northern edge of Meadowview Lane at lands identified on the hereinafter referred to plan as Future Phase II, Cedar Ridge; thence along said northern edge of Meadowview Lane the following two courses and distances: 1) South 56 degrees 13 minutes 09 seconds West, 146.39 feet to a point; thence 2) North 74 degrees 24 minutes 01 second West, 25.81 feet to a point on the eastern edge of Springfield Drive; thence along same North 25 degrees 01 minute 11 seconds West, 217.95 feet to a point at Lot 64 of said plan; thence along same North 56 degrees 13 minutes 09 seconds East, 130 feet to a point at lands identified as Future Phase II, Cedar Ridge; thence along same South 33 degrees 46 minutes 51 seconds East, 235 feet to a point on the northern edge of Meadowview Lane, the point and place of BEGINNING, CONTAINING 34,611 square feet.

TITLE TO SAID PREMISES IS VESTED IN Idrissa Diarra, by Deed from Dan Ryan Builders, Inc., a Maryland Corporation, dated 02/28/2007, recorded 03/07/2007 in Book 4762, Page 166.

Tax Parcel: 17-K09-0101-000

Premises Being: 41 Springfield Drive, New Oxford, PA 17350

SEIZED and taken into execution as the property of **Idrissa Diarra** 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 3, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/13, 20 & 27

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-330 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 20th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a point 28 feet from the centerline of Route 94, being the road from York Springs to Hanover, at Lot No. 2, said point being at a corner of lands now or formerly of Ray Myers; thence South 57 degrees 32 minutes West 225 feet to a point at lands now or formerly of Richard Laughman; thence by other lands now or formerly of Robert J. Zoeller, et ux, South 18 degrees 30 minutes East 100 feet to a point at lands now or formerly of Nelson A. Tinney, also known as Lot No. 2; thence by Lot No. 2, North 57 degrees 32 minutes East 225 feet to the Western edge of the Route 94 right-of-way, being 28 feet from the centerline of said Route; thence by said right-of-way, North 18 degrees 30 minutes West, 100 feet to the point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Chad E. Winemiller, single and Jennifer Griggs, single, as joint tenants with right of survivorship, by Deed from Craig E. Fahs and Tammy A. Fahs, h/w, dated 10/13/2006, recorded 10/17/2006, in Deed Book 4607, page 18.

Tax Parcel: (17)-K10-0019-A

Premises Being: 3710 Carlisle Pike, New Oxford, PA 17350

SEIZED and taken into execution as the property of **Chad E. Winemiller & Jennifer Griggs** 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 9, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/13, 20 & 27

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1298 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 13th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land situate in the Borough of Littlestown, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at corner of land now or formerly of Plus Harner and East King Street; thence Northwest along land now or formerly of Plus Harner, 152 feet to an alley right-of-way in the rear; thence along said rear alley right-of-way, Northeast 33 feet to the land now or formerly of I.H. Crouse; thence along said other land now or formerly of I.H. Crouse, Southeast 162 feet to the building line of East King Street; thence along said East King Street, Southwest 33 feet to the place of BEGINNING.

CONTAINING 0.115 acre.

TITLE TO SAID PREMISES IS VESTED IN James E. Thomas, Sr., a married man, by Deed from James E. Thomas, Sr. and James E. Thomas, Jr., dated 06/23/2006, recorded 07/10/2006 in Book 4485, Page 126.

Tax Parcel: 08-204

Premises Being: 154 East King Street, Littlestown, PA 17340-1614

SEIZED and taken into execution as the property of **James E. Thomas a/k/a James E. Thomas, Sr.** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 3, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/6, 13 & 20

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1054 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 13th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL those three (3) contiguous tracts of land situate in Freedom Township, Adams County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at an iron pin at corner of lands now or formerly of Joseph E. Codori; thence by lands now or formerly of R.C. Witherow, North 2-1/2 degrees East, 48 feet to an iron pin; thence North 62 degrees East, 179 feet to an iron pin; thence South 28 degrees East, 86 feet to a point in Marsh Creek; thence by other land now or formerly of Joseph E. Codori South 62 degrees West, 52 feet to an iron pin; thence by same South 78-1/2 degrees West, 157.2 feet to an iron pin, the place of BEGINNING, CONTAINING 50 perches.

TRACT NO. 2: BEGINNING at a corner of Marsh Creek Heights Road and other land now or formerly of George A. Miller and Blanche M. Miller; thence along land now or formerly of George A. and Blanche M. Miller in a Southerly direction, 50 feet to other land now or formerly of Robert C. Witherow; thence along other land now or formerly of Robert C. Witherow in an Easterly direction 64 feet to a stake at other land of Robert C. Witherow; thence continuing along other land now or formerly of Robert C. Witherow in a Northerly direction 50 feet to the Marsh Creek Heights Road; thence along the said Marsh Creek Heights Road in a Westerly direction 64 feet to the land now or formerly of George A. Miller and Blanche M. Miller, the place of BEGINNING.

TRACT NO. 3: BEGINNING at an iron pin at corner of lands now or formerly of George A. Miller and Blanche M. Miller; thence along other land now or formerly of said George A. Miller and Blanche M. Miller in a Southerly direction 50 feet to a stake at land of Robert C. Witherow; thence along land now or formerly of Robert C. Witherow in an Easterly direction 50 feet to a stake; thence continuing along lands now or formerly of Robert C. Witherow, in a Northerly direction 50 feet to Marsh Creek Heights Road; thence along said road in a Westerly direction 50 feet to other lands now or formerly of George A. Miller and Blanche M. Miller, the place of BEGINNING, CONTAINING 50 perches.

Parcel No. E 17-36

Being Known and Numbered as 196 Marsh Creek Heights, Gettysburg, PA, 17325

Being the same premises which Celia Dunayer, unmarried, by deed dated March 26, 1998 and Recorded March 27, 1998 in and for Adams County, Pennsylvania, in Deed Book Volume 1547, Page 42, granted and conveyed unto Daniel J. Boone, unmarried.

SEIZED and taken into execution as the property of **Daniel J. Boone** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on April 3, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/13, 20 & 27

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1290 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 20th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a point in the center line of Mt. Hope Road (T-300) at corner of Lot No. 3 on the hereinafter referred to Preliminary/Final Plan; thence along Lot No. 3 and running through a steel rod set back 25.0 feet from the beginning of this course, South 67 degrees 24 minutes 50 seconds East, 131.54 feet to a steel rod; thence by same South 65 degrees 28 minutes 30 seconds East, 338.00 feet to a flange axle at corner of land now or formerly of Myron L. Kadle; thence by said Kadle land South 24 degrees 53 minutes 20 seconds West, 167.00 feet to a magnetic spike set 8 feet north of the center line of Mt. Hope Road (T-300); thence continuing in Mt. Hope Road (T-300) North 65 degrees 28 minutes 30 seconds West, 430.47 feet to a magnetic

spike set 3 feet south of the center line of Mt. Hope Road (T-300); thence by a curve to the right having a radius of 77.00 feet, an arc distance of 100.38 feet and a long chord distance and bearing of North 13 degrees 00 minutes 40 seconds West, 93.42 feet to point in Mt. Hope Road (T-300); thence continuing in Mt. Hope Road (T-300) North 36 degrees 38 minutes 20 seconds East, 90.48 feet to a point in the center line of Mt. Hope Road (T-300), the point and place of BEGINNING, CONTAINING 1.817 Acres, more or less.

The above description was taken from a Preliminary/Final Plan of Pius D. Clapsadl, Jr. prepared by Adams County Surveyors, and bearing date of November 11, 2006 and recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 92 at page 55 (Record Book 4757 page 187), and being known as Lot 3A thereon and Lot as recorded in Record Book 4177 page 096.

Being the same which Pius D. Clapsadl, also known as Pius D. Clapsadl, Jr. and Katie L. Clapsadl, husband and wife, by deed dated June 15, 2007, which deed is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4912 at page 122, sold and conveyed unto Jeffery Allen Anders and Christina Lynn Anders, husband and wife.

Parcel Number: (18) A15-0025 B

Being the unimproved property known as: 2530 Mt. Hope Road, Fairfield, PA

SEIZED and taken into execution as the property of **Jeffrey Allen Anders & Christina Lynn Anders** 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 9, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/13, 20 & 27

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 BERNICE N. DOGGETT, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Deborah A. Lawver, 144 Jackson Dr., Gettysburg, PA 17325

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

ESTATE OF GLORIA S. PAYNE, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Co-Administrators: Karen L. Neiderer, 26 Snowbird Trail, Fairfield, PA 17320; Linda A. Coe, 28 Creekview Trail, Fairfield, PA 17320

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

ESTATE OF EILEEN P. SMITH, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Margaret Letitia Hayes Hunter, 8022 McKenstry Drive, Laurel, MD 20723

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

SECOND PUBLICATION**ESTATE OF ANNA L. FROCK, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Linda Ann Waroblak, 86 Kimberly Dr., Hanover, PA 17331

Attorney: G. Steven McKonly, Esq., 119 Baltimore St., Hanover, PA 17331

ESTATE OF EARL L. LEHR, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Jere L. Lehr, c/o 129 East Market Street, York, PA 17401

Attorney: John C. Herrold, Esq., 129 East Market Street, York, PA 17401

ESTATE OF JOHN P. McKENNA, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Executrix: Jennifer L. Weaver, 736 Harrison Drive, Gettysburg, PA 17325

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

ESTATE OF MILDRED H. MILLER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executor: George E. Miller, 54 Peach Glen-Idaville Road, Gardners, PA 17324

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

ESTATE OF RUTH A. MILLER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Victoria L. Morgret, 444 Prince Street, Littlestown, PA 17340

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

ESTATE OF RAYMOND P. ORNDORFF, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Terry L. Orndorff, 9754 Woodland Dr., Hanover, PA 17331

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

ESTATE OF JANET K. SEGUIN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Michael L. Seguin, 605 Juniata Ave., Huntingdon, PA 16652

Attorney: Ralph D. Oyler, Esq., 31 S. Washington Street, Gettysburg, PA 17325

ESTATE OF MARIE C. WAREHIME, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Carol J. Stair, 253 Blooming Grove Road, Hanover, PA 17331; Lora A. Talaber, 13717 Junction Road, New Freedom, PA 17349; Susan M. Oyler, 301 South Street, McSherrystown, PA 17344

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

ESTATE OF HOWARD C. WARNER, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Executor: Kyle E. Warner, 1803 No. 2 Hanover Pike, Hampstead, MD 21074

Attorney: John J. Murphy, III, Esq., Patrono & Associates, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF PRICE C. WILLOUGHBY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Sandra L. Martin, 215 Sanders Rd., Gettysburg, PA 17325

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

THIRD PUBLICATION**ESTATE OF MARY JANE ARENTZ, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Co-Executrices: Carol Ann Gastley, 130 East Elm Avenue, Hanover, PA 17331; Lisa Jane McIntyre, 174 Seneca Drive, Hanover, PA 17331

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331

ESTATE OF AGNES L. RAU, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administratrix C.T.A.: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331

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

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1446 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 20th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract or parcel of land situated within the Borough of Gettysburg, Adams County, Pennsylvania, known as 142 West High Street known as Lot 10 on that certain "Corrective As Built Subdivision Plat" prepared by Robert A. Sharrah PLS. For Fredrick Douglass Townhouses, dated June 29, 1996 bearing Drawing Number B-293 (the "Corrective Plan"), and recorded on or about July 16, 1996 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Plan Book 69 at page 54, which Corrective Plat is herein Incorporated by reference, and more particularly bounded and described as follows:

FROM a 3/4 Inch steel rod in the northern line of a (12) foot wide paved alley known as Pape Alley and located at or near the northeast corner of the intersection of Pape Alley and South Franklin Street, continue South 83 degrees 49 minutes 01 seconds East along said northern line of Pape Alley a distance of 131.00 feet to a second 3/4 Inch steel rod in the northern line of Pape Alley, and then from said steel rod continue North 5 degrees 45 minutes 00 seconds East a

distance of 90.98 feet to a point, the place of BEGINNING: thence from said point at place of beginning North 5 degrees 45 minutes 00 seconds East, a distance of 20.00 feet to a point at the dividing line between Lots 9 and 10 on said Corrective Plan; thence along said dividing line between Lots 9 and 10, North 84 degrees 15 minutes 00 seconds West a distance of 65.50 feet to a point at dividing line between Lot 3 and Lot 10, as shown on the Corrective Plat; thence along said dividing line between Lot 3 and Lot 10, South 5 degrees 44 minutes 58 seconds west a distance of 20.00 feet to a point on the dividing line between Lot 10 and Lot 11 shown on said Corrective Plat; thence along said dividing line between Lot 10 and Lot 11 South 84 degrees 15 minutes 00 seconds East a distance of 65.50 feet to a point the place of BEGINNING.

Tax ID# 16-10-217J

Being Known As: 142 West High Street, Gettysburg, PA 17325

SEIZED and taken into execution as the property of **Josette M. Boglio** 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 9, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/13, 20 & 27

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1101 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 20th day of March, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN tract of land situated and being in Mount Pleasant Township, Adams County, Pennsylvania, being more particularly bounded and limited as follows, to wit:

Lot No. 553 on a Plan of Lots of Lake Heritage Subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Miscellaneous Book 4, at page 665, and subject to all legal highways, easements, rights of way and restrictions of record.

Map Number: 33-005-008 1

Premises Being: 553 Hooker Dr., Gettysburg, PA 17325

SEIZED and taken into execution as the property of **Christopher A. Mokin** 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 3, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

2/13, 20 & 27

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