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IN THIS ISSUE

BAYLISS VS. LAWRENCE ET AL

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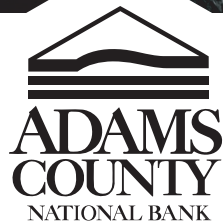
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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1286 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land situate, with improvements thereon and therein, lying and being in Germany Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of Township Road T-423 known as Teeter Road at a corner of Lot No. 1 on the subdivision plan here below identified; thence in the center of said road, South 03 degrees 10 minutes 23 seconds West, 150 feet to a corner of Lot No. 3; thence along Lot No. 3 and passing through an iron pin 25 feet from the beginning of this course, North 86 degrees 49 minutes 37 seconds West, 300 feet to an iron pipe at corner of Lot No. 1; thence along Lot No. 1, North 03 degrees 10 minutes 23 seconds East, 150 feet to a point; thence continuing along Lot No. 1 and passing through an iron pin 25 feet from the end of this course, South 86 degrees 49 minutes 37 seconds East, 300 feet to the above described place of BEGINNING. CONTAINING 1.033 Acres.

The above description was taken from the plan of lots of Eugene B. Stout prepared by Mort, Brown & Associates, dated September 29, 1980, and recorded in Adams County Plat Book 34 at Page 118; said real estate being Lot No. 2 thereon.

TITLE TO SAID PREMISES IS VESTED IN Nicholas S. Boyd, single person and Lea M. Smith, single person, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Steven M. Bell and Sherri L. Bell, by her Attorney-In-Fact, Steven N. Bell, pursuant to a Power of Attorney dated March 11, 2006 herewith and intended to be recorded simultaneously in the Recorder of Deeds Office of Adams County, Pennsylvania, h/w, dated 10/16/2006, recorded 10/17/2006 in Book 4608, Page 72.

Tax Parcel: 15-H18-0036A-000

Premises Being: 114 TEETER ROAD, LITTLESTOWN, PA 17340

SEIZED and taken into execution as the property of **Lea M. Boyd, a/k/a Lea M. Smith & Nicholas S. Boyd**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1274 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain parcel of land in Borough of Abbottstown, Adams County, Commonwealth of PA, as more fully described in Book 1833 Page 0072 10# 4-90, being known and designated as lot No. 3-A final plan of Town Heights filed in Plat Book 56 at Pages 94, 94-A and 94-B, and being more particularly described as a metes and bounds property. Note: prepared by Douglas H. Stambaugh. R.L.S.

ALL that certain tract of land situate, lying and being in the Borough of Abbottstown, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a corner at a point on the southerly edge of Town Circle at the Northeastern most corner of Lot No. 2 as shown on the hereinafter referred to subdivision plan, thence in and along the Southerly edge of Town Circle, North eighty-five (85) degrees forty-nine (49) minutes fifty-three (53) seconds East forty-five (45) feet to a point at Lot No. 3-B on the hereinafter referred to Subdivision Plan; thence along and with said Lot No. 3-B and through the center partition wall of a double dwelling house, South four (04) degrees ten (10) minutes seven (07) seconds East, one hundred (100.00) feet to a point at lands now or formerly of Mount Olive Cemetery as shown on the hereinafter referred to Subdivision Plan: thence along said last mentioned lands now or formerly of Mount Olive Cemetery, South eighty, - five (85) degrees forty-nine (49) minutes fifty-three (53) seconds West, forty-five (45.00) feet to a point at Lot No. 2 aforesaid; thence along said Lot No. 2, North four (04) degrees ten (10) minutes seven (07) seconds West, one hundred (100.00) feet to the point and place of BEGINNING. CONTAINING 4,500 square feet.

Tax PARCEL NO: (01) 4-90

BEING known as: 19 Town Circle, Lot 3A, Abbottstown, PA 17301

SEIZED and taken into execution as the property of **Joann B. Claypoole**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/15/ 22 2/5

BAYLISS VS. LAWRENCE ET AL

1. Generally, an action for breach of written contract must be brought within four years of the alleged breach.

2. Although the statute of limitations begins to run from the time of the breach, in the case of a latent defect in construction, the statute of limitations will not start until the injured party becomes aware or, by the exercise of reasonable diligence, should have become aware of the defect.

3. Statutory law governing the limitation of time for the commencement of actions also authorizes modification of the statutory limitation where a shorter time which is not manifestly unreasonable is prescribed by written agreement. Pennsylvania courts have held a contractual one-year limitation to be reasonable.

4. In *Williams Studio Div. of Photography by Tallas, Inc. v. Nationwide Mutual Fire Ins. Co.*, 550 A.2d 1333 (Pa.Super 1987), the Superior Court cited with approval federal case law holding that the dismissal of a civil action without prejudice operates to leave the parties as if no action had been brought at all. Based upon the federal authority, the *Williams* Court concluded that the statute of limitations is not tolled by commencement of a suit subsequently dismissed without prejudice. I find this precedent persuasive and controlling.

5. Although in ruling on a motion for summary judgment, a court must view the record in light most favorable to the non-moving party, the non-moving party has an affirmative duty to identify factual disputes based upon the record and may not simply rely upon allegations in the pleadings.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 07-S-838, EVERETT H. BAYLISS VS. DAVID L.
LAWRENCE D/B/A VALLEY CREST BUILDERS.

Christopher T. Restak, Esq., for Plaintiff

Arthur J. Becker, Jr., Esq., for Defendants

George, J., March 26, 2009

OPINION

This action involves a claim of breach of written contract wherein the Plaintiff, Everett H. Bayliss (“Bayliss”), seeks damages against David L. Lawrence d/b/a Valley Crest Builders (“Lawrence”) for alleged deficiencies in the construction of a residence located at 402 Heritage Drive, Gettysburg, Adams County, Pennsylvania. This matter is currently before the Court on Lawrence’s Motion for Summary Judgment which primarily alleges that the current cause of action is improper pursuant to a term in the

written contract which requires any action for the contract's breach to be brought within one year.¹

Generally, an action for breach of written contract must be brought within four years of the alleged breach. 42 Pa. C.S.A. §5525(a)(8). *Gustine Uniontown Assocs. Ltd. v. Anthony Crane Rental Inc.* 842 A.2d 334, 339 (Pa. 2004). Although the statute of limitations begins to run from the time of the breach, in the case of a latent defect in construction, the statute of limitations will not start until the injured party becomes aware or, by the exercise of reasonable diligence, should have become aware of the defect. *A.J. Aberman, Inc. v. Funk Bldg. Corp.*, 420 A.2d 594, 599 (Pa.Super. 1980). Importantly, statutory law governing the limitation of time for the commencement of actions also authorizes modification of the statutory limitation where “a shorter time which is not manifestly unreasonable is prescribed by written agreement.” 42 Pa. C.S.A. §5501. Instantly, it is undisputed that the written agreement upon which this cause of action is based provides that an action for breach must be commenced within one year. Pennsylvania courts have held such contractual one-year limitation to be reasonable. See *Gen. State Auth. v. Planet Ins. Co.* 346 A.2d 265, 267 (Pa. 1975); *Lardas Underwriters Ins. Co.*, 231 A.2d 740, 741 (Pa. 1967); *Satchell v. Ins. Placement Facility of Pennsylvania*, 361 A.2d 375, 378 (Pa.Super. 1976). Accordingly, resolution of Lawrence’s Motion for Summary Judgment requires focus on whether, after reviewing the record in the light most favorable to Bayliss, it is clear and free from doubt that

¹The current litigation was initiated by Complaint filed with the Adams County Prothonotary’s Office on July 13, 2007. Bayliss had previously filed pro se Complaints against Lawrence concerning the same general subject matter on July 8, 2004 and July 9, 2004. The July 8, 2004 Complaint is captioned in Adams County No. 04-S-700 and includes Modern Comfort Systems as a defendant in addition to Lawrence. The July 9, 2004 action is filed solely against Lawrence and is listed in the Adams County Prothonotary’s Office at 04-S-706. By Order of President Judge John D. Kuhn dated September 30, 2004, the two 2004 cases were consolidated into one case docketed at 04-S-706. By Order and Opinion of Judge Robert G. Bigham dated January 10, 2005, the cases were dismissed as a result of Preliminary Objections filed by Lawrence. No appeal was filed from that decision.

Bayliss failed to file the current action within one year of when he knew, or should have known, of the alleged contractual deficiencies.²

In his Complaint, Bayliss seeks damages for a number of items alleged to have been completed improperly. He includes attachments to the Complaint evidencing specific monetary damages related to the alleged deficiencies. A meticulous review of each of the estimates attached to the Complaint establishes that Lawrence's Motion has merit.

As part of his claim, Bayliss seeks damages for out-of-pocket expenses incurred when Lawrence was 75 days delinquent in completion of the home's construction. He seeks damages of \$2,745 as reimbursement for rent and mileage expenses incurred by him resulting from his need to temporarily establish an alternative residence. Although the Complaint is unclear as to when Bayliss ultimately moved into the home, during his deposition, Bayliss indicated that he moved into the home in July of 2003. As the damages he seeks are for delay, by their very nature, they must predate his actual occupancy of the residence. Thus, the record clearly establishes that Bayliss was aware of these damages prior to July of 2003. As the current Complaint was not filed until July 13, 2007, this claim is barred by the contractual limitation.

Bayliss also seeks damages for additional work to the residence's driveway necessary to bring into compliance with the terms of the contract. In support of this claim, he attaches to his Complaint an estimate in the amount of \$3,450 as the cost of widening the driveway to its contractual specifications. The estimate is dated September 21, 2004. As the date of the estimate establishes the date that Bayliss was aware of this deficiency, once again, this claim is clearly outside the contractual limitation.

The majority of the remaining damages sought in Bayliss' Complaint suffer similar fate. Bayliss either confirmed in his deposition and/or provided dated invoice which establishes he was aware of the following alleged deficiencies prior to the conclusion of 2004:

²In ruling on a motion for summary judgment, the court should view the record in the light most favorable to the non-moving party and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party. *Jones v. SEPTA*, 772 A.2d 435, 438 (Pa. 2001). The court can grant summary judgment only when it is clear and free from doubt that it is appropriate. *Marks v. Tasman*, 589 A.2d 205, 206 (Pa. 1991).

change of locks, water pipe and faucet repair, re-seeding, wall cabinets in laundry room, windows, furnace work, duct work, structural repairs, water leak and faucet repair, and freezing water pipe. Finally, Bayliss' request for reimbursement of fees related to inspection reports disclosing these alleged deficiencies must fail as the invoices for the same are also outside the limitation period. In some instances, the actual reports are dated well outside the contractual limitation period.

In an effort to keep this litigation alive, Bayliss argues that he initially commenced litigation against Lawrence in 2004. He claims that the litigation involves the same subject matter and therefore places Lawrence on notice as to the alleged deficiencies in workmanship. He argues that the purpose behind the one year contractual provision is to place the contractor on notice of deficiencies within a reasonably prompt time period. Noting that the previous actions were dismissed without prejudice, Bayliss argues that Lawrence was aware of the potential claims and therefore should be held to defend this current action.

Bayliss' argument is not only contrary to the clear language of the contract,³ it is also contrary to Pennsylvania law. In *Williams Studio Div. of Photography by Tallas, Inc. v. Nationwide Mutual Fire Ins. Co.*, 550 A.2d 1333 (Pa.Super 1987), the Superior Court cited with approval federal case law holding that the dismissal of a civil action without prejudice operates to leave the parties as if no action had been brought at all. *Id.* A.2d at 1335. Based upon the federal authority, the *Williams* Court concluded that the statute of limitations is not tolled by commencement of a suit subsequently dismissed without prejudice. I find this precedent persuasive and controlling.

Interestingly, following the dismissal without prejudice of the previous litigation, Bayliss waited approximately two and one-half years to commence the current suit. Such a cavalier disregard of the duty to pursue his claims within a reasonable time, as memorialized by written contract, cannot be condoned. Limitations, whether imposed statutorily or by agreement of the parties, serve a vital role. Our Supreme Court unequivocally recognized the value of limitations in stating:

³The court may not impute language into a contract under the guise of pursuing its spirit. *Capek v. Devito*, 767 A.2d 1047-50 (Pa. 2001) (when a written contract is clear and unequivocal, its meaning must be determined by its contents alone).

[Statute of Limitations] are found in all systems of enlightened jurisprudence. They promote repose by giving security and stability to human affairs. An important public policy lies at their foundation. They stimulate activity and punish negligence. While time is constantly destroying the evidence of rights, they supply its place by a presumption which renders proof unnecessary. Mere delay, extended to the limits prescribed, is itself a conclusive bar. The bane and the antidote go together.

Schmucker v. Naugle, 231 A.2d 121, 123 (Pa. 1967) quoting *United States v. Oregon Lumber Co.*, 260 U.S. 290, 299-300 (1922).

Finally, Bayliss argues that the Motion for Summary Judgment is inappropriate as the law of the case is controlling. He cites the October 1, 2007 Opinion by Judge Bigham wherein Preliminary Objections based upon the time limitation in the contract were denied.

Principles related to the “law of the case” do not compel the result suggested by Bayliss. The standard applied in ruling on preliminary objections is quite different than that employed in ruling on motions for summary judgment. In ruling on the preliminary objection in the nature of a demurrer, the court must consider as true all well pleaded material facts set forth in the complaint and all reasonable inferences that may be drawn from those facts. *Pennsylvania Dental Hygienists’ Ass’n v. State Bd. of Dentistry*, 672 A.2d 414, 416 (Pa.Cmwlth. 1996). Although in ruling on a motion for summary judgment, a court must view the record in light most favorable to the non-moving party, the non-moving party has an affirmative duty to identify factual disputes based upon the record and may not simply rely upon allegations in the pleadings. *Lange v. Burd*, 800 A.2d 336, 339 (Pa.Super. 2002). Bayliss has not identified any dispute with the actual time period during which he discovered the alleged contractual deficiencies. Thus, in ruling on the Preliminary Objections, Judge Bigham was required to accept Bayliss’ allegations in the pleadings as being true. I have had the opportunity to review depositions and exhibits which clearly identify the relevant time periods during which Bayliss acquired knowledge.

Accordingly, I will enforce the limitation periods imposed by the written agreement entered into by the parties.

For the foregoing reasons, the attached Order is entered.⁴

ORDER

AND NOW, this 26th day of March, 2009, it is hereby Ordered that the Defendants' Motion for Summary Judgment is granted. Judgment is entered against the Plaintiff and in favor of Defendants.

⁴ There appears to be three minor items which were not identified in the September 23, 2004 inspection report which Bayliss obtained on the property which were later identified in a 2007 report which Bayliss received from another contractor. Those items consist of alleged lack of staining to the window sills in the garage; caulking of the kitchen counter; and a top rail on the porch to the residence. Conceivably, the record permits a factual issue on whether Bayliss actually knew of these alleged deficiencies prior to 2007. If the applicable standard provided that the limitations did not commence until one had actual knowledge, it would be necessary to preserve these limited claims for resolution by the finder of fact as this suit was clearly commenced within one year of Bayliss' second expert opinion. However, the standard is not limited to one's actual knowledge but also requires that one exercise reasonable diligence in becoming aware of latent defects. *A.J. Aberman, Inc. v. Funk Bldg. Corp.*, 420 A.2d 594 (Pa.Super. 1980). Rather than prolong unnecessary litigation, Bayliss' cause of action on the three limited deficiencies will be dismissed as reasonable minds cannot differ on the conclusion that, with reasonable diligence, these items were also discoverable in 2004. At that time, deposition testimony and exhibits establish that Bayliss kept meticulous notes of alleged deficiencies in the property and conducted numerous inspections of the same. The inspections were conducted by several different entities. To now suggest that he was unaware of such blatant deficiencies until 2007 defies logic.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 08-S-1460 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a steel rod set along Victor Drive at corner of Lot No. 24 as shown on the hereinafter identified subdivision plan; thence along Lot No. 24 South 66 degrees 19 minutes 40 seconds West, 107.48 feet, to a steel rod set along lands now or formerly of Loy Hoke and at a corner of Lot No. 24; thence by said lands now or formerly of Loy Hoke and Purcell Bohner, North 12 degrees 29 minutes 55 seconds West 193.00 feet to a steel rod set along Alley No. 15 at corner of Lot No. 26; thence by said Lot No. 26. South 56 degrees 03 minutes 15 seconds East, 174.21 feet to a steel rod set along Victor Drive at corner of Lot No. 2.6; thence along Victor Drive on a curve to the left, the radius of which is 50.00 feet having an arc distance of 50.28 feet, and a chord bearing and distance of South 05 degrees 08 minutes 15 seconds West, 48.19 feet to a steel rod set along Victor Drive at corner of Lot No. 24, the point and place of BEGINNING.

DWELLING KNOWN AS: 20 Victor Drive, Biglerville, PA 17307.

IDENTIFIED as TAX PARCEL ID#: (02) 6-169 in the Deed Registry Office of Adams County, Pennsylvania.

BEING the same premises conveyed to Laura Baker, Single, by Deed of Fritz, LLC dated 10/19/2005 and recorded 10/21/2005 in Adams County Deed Book recorded 10/24/174, page 302.

SEIZED and taken into execution as the property of **Laura Baker**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1430 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot or parcel of land situate in the Menallen Township, County of Adams, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of Lot Nos. 9, 10, 11 and 17; thence by Lot Nos. 11 and 12, South 59 degrees 39 minutes 20 seconds West; 335 feet to an iron pin at Lot No. 18; thence by said Lot No. 18 North 25 degrees 46 minutes West; 2537.31 feet over a 33 foot right of way to an iron pin at land now or formerly of Wilber Cissel; thence by lands now or formerly of Wilber Cissel and Clair Showers and partly along said 33 foot right of way; North 62 degrees 30 minutes East; 444.92 feet to an iron pin at Lot No. 8; thence by said Lot No. 8 South 8 degrees 47 minutes 20 seconds East 75.76 feet to an iron pin in said 33 foot right of way of Lot No. 9; thence by Lot No. 9 South 1 degree 35 minutes West 193 feet to an iron pin, the place of BEGINNING.

DWELLING known as 15 Ed Avenue, Aspers, PA 17304.

IDENTIFIED as TAX PARCEL ID# (29) E05-68N in the Deed Registry Office of Adams County Pennsylvania.

BEING the same premises conveyed to Kimberly S. Bowie and Jason L. Bowie, Sr., wife and husband, as tenants by the entirety, by Deed of Barry A. Hush and Mary J. Hush, husband and wife, dated 8/31/2006 and recorded 2/9/2006 in Adams County Deed Book 4656, Page 142.

SEIZED and taken into execution as the property of **Kimberly S. Bowie & Jason L. Bowie, 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 March 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1312 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot or Land situated in Reading Township, Adams County, Pennsylvania, being more particularly described as Lot No. 883 on a Plan of Lots of Lake Meade Subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds in and for Adams County in Plat Book 1, Page 5, and subject to all legal highways, easements, rights of way restrictions of record.

Parcel ID Tax ID Number: (37) 10-43
BEING KNOWN AS: 9 Hill Drive, East Berlin PA 17316

SEIZED and taken into execution as the property of **Julie E. Byers & Trevor Guy Byers**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1499 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract of land situate, lying and being in the Borough of McSherrytown, Adams County, Pennsylvania, being shown as Lot No. 13 on a Final Subdivision Plan for Adams County Interfaith Housing Corporation, dated August 10, 1999, prepared by Wm. F. Hill & Assoc. Inc., and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 79 at Page 2 and 2A, more particularly bounded and described as follows:

BEGINNING at a steel pin set at a corner of Lot No. 11 and Water Street; thence continuing along Water Street by a curve to the right having a radius of 481.67 feet, arc of 52.73 feet and a chord bearing and distance of North 09 degrees 34 minutes 17 seconds, West 52.70 feet to a point as shown on said plan; thence continuing along Water Street by a curve to the left having a radius of 698.46 feet, an arc of 85.75 feet and a chord bearing and distance of North 09 degrees 57 minutes 08 seconds, West 85.70 feet to a steel pin set on the edge of Saint Joseph Lane; thence continuing along the edge of Saint Joseph Lane North 75 degrees 25 minutes 00 seconds, East 68.22 feet to a point; thence continuing along Saint Joseph Lane by a curve to the right having a radius of 125.00 feet, an arc of 86.46 feet and a chord bearing and distance of South 84 degrees 48 minutes 03 seconds, East 84.75 feet to a steel pin set at corner of Lot No. 12; thence continuing along Lot No. 12 South 29 degrees 45 minutes 54 seconds, West 152.69 feet to a steel pin set at corner of Lot No. 11; thence continuing along Lot No. 11 South 75 degrees 25 minutes 00 seconds, West 52.74 feet to a steel pin set the place of beginning. Containing 14,583 square feet.

FURTHERMORE, this conveyance is subject to the express restriction that the property shall be utilized only for low and very low income housing purposes as those terms are established under guidelines promulgated by the United States Department of Housing and Urban Development for its Section 8 Housing Subsidy Program, as modified by that agency or its department or agencies.

BEING known as 6 SAINT JOSEPH Lane, McSherrytown. PA 173446.

BEING THE SAME PREMISES which Cheryl L. Taylor, a single person, by Deed dated February 28, 2006 and recorded June 16, 2006 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4457, Page 196, granted and conveyed unto Chad J. Grimes and Tina M. Wentz, as joint tenants.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

PARCEL No. 28003-0002-000

SEIZED and taken into execution as the property of **Chad J. Grimes & Tina M. Wentz**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-500 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

All that certain lot or piece of ground situate in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania, being Lot No. 215 in Section, more particularly bounded and described as follows:

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

minutes East 128.29 feet thence by said lot South 35 degrees 54 minutes 20 seconds West 48.21 feet to Lot No. 216; thence by said lot and in the cul-de-sac of said Dandelion Trail North 87 degrees 23 minutes 40 seconds West 84.72 feet to the place of BEGINNING.

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

TOGETHER with a right of way and easement over the private roads indicated on said lot plan recorded in Adams County Plat Book No. I at Page 24, for means of ingress, egress, and regress,

SUBJECT TO AND TOGETHER WITH all covenants and restrictions set forth in the above deed.

RESERVING, HOWEVER, unto the grantor, its successor and assigns, a right of way and easement over said private roads indicated on said lot plan recorded in Adams County Plat Book No. I at Page 24, to be used forever in common with the grantee, his heir and assigns, for means of ingress, egress and regress.

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

PARCEL # 43 - 5- 33

PROPERTY known as: 11 Dandelion Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Edward L. Gray, Jr.**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 5, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1523 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain tract of land with improvements thereon situate in Huntington Township, Adams County, Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center of state highway, Route 34, leading from Carlisle to Gettysburg; thence running in said highway and by land now or formerly of Ralph Tyson, South fifteen and one-fourth (15 $\frac{1}{4}$) degrees West, nine and two-tenths (9.2) perches to a point in the center of said highway; thence running by land now or formerly of Bruce Group, North seventy-seven and one-fourth (77 $\frac{1}{4}$) degrees West, nineteen and three-tenths (19.3) perches to a stone thence running by land now or formerly of Donald Tyson, North twenty-four and one-half (24 $\frac{1}{2}$) degrees East, nine and three-tenths (9.3) perches to a stone; thence running by land now or formerly of Wm. Kuhn, South seventy-seven and one-fourth (77 $\frac{1}{4}$) degrees East, eighteen (18) perches to a point in the center of said state highway, the place of BEGINNING

Tax ID: (22) G-3-15

BEING known as: 3848 Carlisle Road, Gardners, PA 17324

SEIZED and taken into execution as the property of **Brian Hines**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-534 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that lot of ground situate at the Southeast corner of the intersection of Princess Street (now known as Prince Street) and East Myrtle Street, in the Borough of Littlestown, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point at the Southeast corner of the intersection of Princess Street (now known as Prince Street) and East Myrtle Street; thence along the South side of East Myrtle Street, North 67 $\frac{1}{4}$ degrees East, 138 feet, more or less, to a point along the Western side of a 16 foot alley; thence along the Western side of said alley, South 30 $\frac{1}{4}$ degrees East, 86 feet to a point at corner of lot now or formerly of Richard A. Little and wife; thence along said last mentioned lot South 59 $\frac{3}{4}$ degrees West, 138 feet to a point along the Eastern side of Princess Street (now known as Prince Street); thence along Princess Street (now Prince Street) North 30 $\frac{1}{4}$ degrees West, 86 feet, the place of BEGINNING.

The lot hereby conveyed is conveyed SUBJECT, HOWEVER, to the restriction that no building or buildings, except a porch or porches or ordinary width, may be erected thereon within 25 feet of the Eastern curb line of Princess Street (now known as Prince Street).

TITLE TO SAID PREMISES IS VESTED IN Charles F. Lambert, Jr. and Charlotte A. Lambert, h/w, as tenants of an estate by the entireties, by Deed from George A. Kress, Jr. and Franklin J. Kress, co-executors of last will and testament of Helen M. Kress, deceased, dated 07/19/1994, recorded 07/20/1994 in Book 914, Page 318.

Tax Parcel: (27) 5-115

Premises Being: 37 East Myrtle Street, Littlestown, PA 17340-1335

SEIZED and taken into execution as the property of **Charles F. Lambert, Jr., a/k/a Charles Franklin Lambert, Jr., & Charlotte A. Lambert a/k/a Charlotte Ann Lambert**, 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 12,

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

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1331 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot of ground situate along the public road leading from the Hanover and Carlisle Turnpike at the Bethlehem Mines to Green Springs School House, in the Township of Berwick, County of Adams and Commonwealth of Pennsylvania, described as follows:

BEGINNING at an iron pin along above public road, which pin is North 43° East, 17.9 perches from the property line between John Wolf and C.Y. Brough; thence South 31° East, 173.25 feet to a stake at other lands of C.Y. Brough; thence by lands of C.Y. Brough South 43° West 120 feet to a stake at other lands of C.Y. Brough; thence by lands of same North 31 1/2° West, 173.25 feet to an iron pin at the public road; thence along said public road North 43° East, 120 feet to the place of BEGINNING.

The above description was taken from a draft of survey of J.H. Rife, RE., dated May 7, 1964.

Sellers, their heirs, assigns and successors in interest shall reserve for their benefit a 30' right of way for over intent property for purposes of ingress and egress to access Lot 2 as follows:

BEGINNING at an iron pipe at Tract 2 of lands of J.R. and Molly Langkam and located on the southern right of way line of Green Springs Road (SR. 2033), thence along said right of way line North 43° 06' 36" East a distance of 31.19 feet to a point within Tract 1 of lands of J.R. and Molly Langkam, thence along said lands South 31° 01' 32" East a distance of 159.70 feet to a point at lands of John F. Ling; thence along said lands South 42° 54' 22" West a distance of 31.22 feet to an iron pipe at Tract 2 of lands of J.R. and Molly Langkam, thence along Tract 2 North 31° 01' 32" West a distance of 159.81 feet to an iron pipe point and place of beginning. Said right of way is shown on a Plan entitled "Storm Water Management Plan for 377 Green Springs Road."

Sellers, their heirs, assigns and successors in interest shall reserve for the benefit of Lot 2 a 15 foot temporary grading easement as follows:

To have and hold a temporary grading easement 15 feet in width adjacent to the eastern right of way boundary of the

aforementioned 30 feet permanent right of way above described and delineated on the aforesaid Plan shown on Exhibit "A" attached to previous deed of record. Said easement shall exist until seed and grading is completed by owner of Lot 2. Sellers, their heirs, assigns and successors in interest shall reserve for the benefit of Lot 2 as follows:

BEGINNING at a point on the southern right of way line of Green Springs Road (SR. 2033) said point being North 43° 06' 36" East a distance of 31.19 feet from an iron pipe at Tract 2 of lands of J.R. and Molly Langkam, thence along said right of way line North 43° 06' 36" East a distance of 22.82 feet to a point; thence South 12° 09' 39" West a distance of 32.07 feet to a point on the eastern right of way line of the thirty foot right of way within Tract 1 of lands of J.R. and Molly Langkam, thence along said right of way line North 31° 01' 32" West a distance of 17.15 feet to the point and place of beginning. Said Temporary Sanitary Sewer Easement.

Said Easement shall exist until such time that Lot is able to utilize a township provided sanitary sewer system and is actually received such a service.

BEING known as 377 Green Springs Road, Hanover, PA 17331

BEING THE SAME PREMISES which J.R. Langkam and Molly Langkam, husband and wife, Russell David Langkam and Kathleen M. Langkam, husband and wife, by Deed dated August 8, 2007 and recorded August 13, 2007 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4941, Page 239, granted and conveyed unto Richard E. Merryman.

Parcel No. 04L12-0069---000

SEIZED and taken into execution as the property of **Richard E. Merryman**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1417 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT certain lot or piece of ground situate in Gettysburg Borough, County of Adams, Commonwealth of Pennsylvania, being known as Unit No. 20 in The Creek Side Condominium as shown on the Restated Condominium Plat prepared by Lavelle & Associates, incorporated dated September, 2005 and recorded as Exhibit "B" to the Restatement of Condominium Declaration dated August 24, 2006 and recorded August 31, 2006 in Record Book 4552 at Page 191, and Miscellaneous Drawer to Record Book 4552 at Page 191.

Tax Parcel No. (16) 7-143

BEING known as: 35 Buford Avenue, #20 Gettysburg, PA 17325

SEIZED and taken into execution as the property of **Mark Palmisano & Mark Cullen Palmisano**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 08-S-470 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL those three (3) tracts of land situate, lying and being in the Borough of Carroll Valley, Adams County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at a point in the center of Deer Trail at Lot No. 6; thence by said lot, South 88 degrees 26 minutes 40 seconds West, 115 feet to Lot No. 16; thence by said lot, North 01 degrees 33 minutes 20 seconds West, 200 feet to a point in Fawn Trail thence in said Fawn Trail, North 88 degrees 26 minutes 40 seconds East, 115 feet to a point in the intersection of said Fawn Trail with said Deer Trail; thence in said Deer Trail, South 01 degree 33 minutes 20 seconds East, 200 feet to the place of BEGINNING.

THE above description from a draft of survey labeled "Section A, Charnita, Inc." dated March 10, 1965, prepared by Gordon L. Brown, R.S., and recorded in Adams County Miscellaneous Book 3 at page 733, designating the above as Lot No. 15.

TOGETHER WITH rights and SUBJECT to restrictions referred to in the hereinafter recited deed and contained in Deed Book 287 at page 474.

TRACT NO.2: BEGINNING at a point in the center of Fawn Trail at Lot No. 15; thence by said lot, South 01 degree 33 minutes 20 seconds East, 200 feet to Lot No. 6; thence by said lot, South 88 degrees 26 minutes 40 seconds West, 85 feet to Lot No. 17; thence by said lot, North 01 degree 33 minutes 20 seconds West, 200 feet to a point in the center of said Fawn Trail; thence in said Fawn Trail, North 88 degrees 26 minutes 40 seconds East, 85 feet to the place of BEGINNING.

THE above description from a draft of survey labeled "Section A, Charnita, Inc." dated March 10, 1965, prepared by Gordon L. Brown, R.S., and recorded in Adams County Miscellaneous Book 3 at page 733, designating the above as Lot No. 16.

TOGETHER WITH right and SUBJECT to restrictions referred to in the hereinafter recited deed and contained in Deed Book 273 at page 395.

TRACT NO. 3: BEGINNING at a point in the center of Fawn Trail at Lot No. 16;

thence by said lot, South 01 degree 33 minutes 20 seconds East, 200 feet to land now or formerly of Charnita, Inc.; thence by said land, South 88 degrees 26 minutes 40 seconds West, 0 feet to Lot No. 18; thence by said lot, North 01 degree 33 minutes 20 seconds West, 200 feet to a point in the center of said Fawn Trail; thence in said Fawn Trail, North 88 degrees 26 minutes 40 seconds East, 90 feet to the place of BEGINNING.

THE above description from a draft of survey labeled "Section A, Charnita, Inc." dated March 10, 1965, prepared by Gordon L. Brown, R.S., and recorded in Adams County Miscellaneous Book 3 at page 733, designating the above as Lot No. 17.

TOGETHER WITH right and SUBJECT to restriction referred to in the hereinafter recited deed and contained in Deed Book 252 at page 189.

BEING known as: 25 Fawn Trail, Fairfield, PA 17320.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Moser a/k/a Jeffrey Allen Moser and Sue Head by deed from Jeffrey Allen Moser, single, dated May 4, 2005 and recorded May 5, 2005 in Deed Book 3955, Page 39.

Tax ID #: 43-023-01 II

SEIZED and taken into execution as the property of **Jeffrey Allen Moser & Sue A. Head**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1238 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg,

Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Hereditaments and Appurtenances, situate in the Borough of Gettysburg, County of Adams and State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot of ground located along the South side of West Middle Street, in the Borough of Gettysburg, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of lot now or formerly of Harold Myers on the South side of the aforesaid tract thence with said street in an Easterly direction twenty-one (21) feet, more or less, to a corner of lot now or formerly of Edward J. Myers; thence with said lot now or formerly of Edward J. Myers in a Southerly direction one hundred eighty (180) feet to a public alley, thence with said alley in a Westerly direction twenty-one (21) feet more or less, to lot now or formerly of Harold Myers, thence with said lot now or formerly of Harold Myers in a Northerly direction one hundred eighty (180) feet to the place of BEGINNING.

Being Tax Parcel #16-G-009-0053

Property Address: 324 West Middle Street, Gettysburg, PA 17325.

BEING the same premises which Patsy L. Braithwaite, by deed dated June 11, 2005 and recorded on July 29, 2005, in Book 4062 at Page 82, of the Adams County Records, granted and conveyed unto, Kathy Oberlin.

SEIZED and taken into execution as the property of **Kathy Oberlin**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1500 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN Tract of land situate, lying and being in Menallen Township, Adams County, Pennsylvania, more particularly bounded and described as follows, to wit;

BEGINNING at a point in Pennsylvania Rte. 34, Carlisle Road, at corner of other lands now or late of Crestmont Orchards, Inc.; thence in Pennsylvania Route 34, Carlisle Road, North 4 degrees 30 minutes 00 seconds West, 43.49 feet to a point in road; thence North 11 degrees, 59 minutes 52 seconds East, 428.30 feet to a point in old, roadbed on line of lands now or formerly of Cameron R. and Grace S. Garretson and at corner of other lands now or late of Crestmont Orchards, Inc.; thence by other lands of Crestmont Orchards, Inc., and passing through a steel reference pin set 30.44 feet from the beginning of this Course, North 74 degrees 37 minutes 53 seconds East, 1 72.44 feet to a rifle barrel set; thence by the same, South 75 degrees 39 minutes 33 seconds East, 73.92 feet to a rifle barrel set; thence by the same, South 13 degrees 41 minutes 38 seconds West, 60.62 feet to a rifle barrel set; thence by the same, South 36 degrees 45 minutes 18 seconds West, 85.18 feet to a 2 inch pipe set; thence by the same, South 02 degrees 23 minutes 06 seconds East, 383.75 feet to a rifle barrel set; thence by the same North 85 degrees 38 minutes 47 seconds West, 274.95 feet and passing through a 1 inch pipe set 22.18 feet from the end of this course to a point in road, Pennsylvania Route 34, Carlisle Road, the place of the BEGINNING. CONTAINING 2.7 acres, more or less.

Tax parcel No: (29) F6-21

Being Known as: 1075 Carlisle Road, Biglerville, PA 17307

SEIZED and taken into execution as the property of **Cheri A. Freeman**, 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 12, 2010 and distribution will be made in

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

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1051 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in Oxford Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to-wit:

BEGINNING at a point on the property line of John Drive, a fifty (50) foot street, at corner of Lot No. 589, on the hereinafter referred plan of Lots; thence by said Lot South fifty-six (56) degrees fourteen (14) minutes seventeen (17) seconds East, ninety-three and twenty hundredths (93.20) feet to a point at corner of Lot No. 599, on the hereinafter referred plan of Lots; thence by said Lot South forty (40) degrees three (03) minutes thirteen (13) seconds West, one hundred (100.00) feet to a point on the property line of West Locust Lane, a fifty (50) foot street, at corner of Lot No. 589, aforesaid; thence by said Lot North forty-nine (49) degrees fifty-six (56) minutes forty-seven (47) seconds West, seventy-five (75) feet to a point on the property line of West Locust Lane, aforesaid; thence by said street North five (05) degrees thirty-three (33) minutes twenty-four (24) seconds West, twenty-one and forty-four hundredths (21.44) feet to a point in the property line of John Drive, aforesaid; thence by said street North thirty-eight (38) degrees forty-nine (49) minutes fifty-eight (58) seconds East, fifty-eight and forty-seven hundredths (58.47) feet to a point on the property line of John Drive, aforesaid; thence by said street by a curve to the right, the radius of which is one hundred eighty-five (185.00) feet, an arc length of sixteen and thirty-seven (16.37) feet and

having a long chord bearing and distance of North thirty-six (36) degrees seventeen (17) minutes fifty-one (51) seconds East, sixteen and thirty-seven hundredths (16.37) feet to a point, the place of BEGINNING. (CONTAINING 8,531 square feet and being known as Lot No. 588 on a plan of lots of Oxford Estates, Tract 11-phase three, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in plan Book 57, Page 42.)

TITLE TO SAID PREMISES IS VESTED IN Catherine V. Moser, single, by Deed from Oxford Estates, a general partnership, by Mary Lee Kuhn, its attorney-in-fact, specially made and constituted by power of attorney, dated 06/12/1992, recorded 06/22/1992 in Book 631, Page 877.

Tax Parcel: 35-.010-0086-000

Premises Being: 37 West Locust Lane, New Oxford, PA 17350-93 55

SEIZED and taken into execution as the property of **Catherine Moser**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1276 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying and being in Menallen Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a steel pin set in the Dug Hill Road (T-381), at corner of lands now or formerly of Ray D. Sheaffer; thence by said lands now or formerly by Ray D. Sheaffer, and through a steel pin set 21.23 feet from the beginning of this course at the right-of-way line of said Dug Hill Road (T-381), and by lands now or formerly of Paul G. Pitzer, North thirty-nine (39) degrees twenty (20) minutes fifty-five (55) seconds East, seven hundred ninety-three and eighteen hundredths (793.18) feet to a steel pin set on the line of said lands now or formerly of Paul G. Pitzer, at corner of Lot 2 depicted in and upon the below-mentioned draft of survey and final subdivision plan; thence by said Lot 2, South fifty (50) degrees thirty-nine (39) minutes five (05) seconds East, four hundred forty-seven and fifty-seven hundredths (447.57) feet to a steel pin set at corner of said Lot 2, on line of lands now or formerly of Terry L. Taylor, thence by said lands now or formerly of Terry L. Taylor, and through an iron pipe set one hundred thirty-four and two hundredths (134.02) feet from the beginning of this course at corner of said lands now or formerly of Terry L. Taylor, by lands now or formerly of George R. Baldwin, et al, and through a steel pin set twenty-eight and ninety-four hundredths (28.94) feet from the end of this course at the right-of-way line of Dug Hill Road (T-381), South fifty (50) degrees twenty-five (25) minutes four (04) seconds West, seven hundred fifty-six and seven hundredths (756.07) feet to a steel pin set in the centerline of said Dug Hill Road (T-381); thence continuing in and along said Dug Hill Road (T-381), North sixty (60) degrees fifteen (15) minutes twenty-five (25) seconds West, three hundred six and seventy-one hundredths (306.71) feet to a steel pin set in the Dug Hill Road (T-381), at corner of lands now or formerly of Ray D. Sheaffer, the point and place of BEGINNING. CONTAINING 6.5653 acres (gross) and 6.3896 acres (net).

The above description was taken from a draft of survey and final subdivision plan for Ronald C., Terry L., and Roger E. Taylor, dated July 13, 1987 and revised January 2, 1990, by Group Hanover, which draft survey and final subdivision plan is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 54 at page 84; the above described tract of land is labeled as Lot 1 in and upon said draft of survey and final subdivision plan.

SUBJECT, NEVERTHELESS, to the Agricultural Use Note, the Highway Occupancy Permit Notice and the public road right-of-way, as depicted in and upon the above-mentioned draft of survey and final subdivision plan, as well as all applicable Federal, State and Local laws, ordinances and regulations.

BEING known as 65 Dug Hill Road, Biglerville, PA 17307

BEING THE SAME PREMISES which Ronald C. Taylor and Donna M. Taylor, husband and wife, by Deed dated April 13, 2000 and recorded April 17, 2000 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 2032, Page 305, granted and conveyed unto Stacy R. Taylor and Connie S. Taylor, husband and wife, as tenants by the entireties.

PARCEL No. 29D05-0058A--000

SEIZED and taken into execution as the property of **Stacy R. Taylor & Connie S. Taylor**, and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a point in the center line of Township Road T-414 at the Eastern most corner of land now or formerly of Patton Buchanan; thence by said land now or formerly of Patton Buchanan, North 62 degrees 02 minutes 00 seconds, West 325.87 feet to an iron pin on line of land now or formerly of Clarence Shultz, North 31 degrees 00 minutes 10 seconds East, 120.32 feet to an iron pin at corner of Lot No. 4, South 62 degrees 02 minutes 00 seconds East, 361 feet to a point in the center line of Township Road T-414, aforesaid; thence in said center line of Township Road T-414, South 27 degrees 59 minutes 31 seconds West, 115.00 feet to a point, the place of BEGINNING. CONTAINING 39,495 Square Feet.

The above description was taken from a draft of survey by Donald F. Worley, R.S., dated July 20, 1976, designating the above as Lot No. 3

Tax Parcel # G18-53

Being Known As: 102 Study Road, Littlestown PA 17340

SEIZED and taken into execution as the property of **Adam Phillips**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1496 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1023 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING for a point at the center of a circular section of the right-of-way portion of DEL-MAR Estates known as Breezewood Drive at the intersection of corners of Lots 15, 16, 17 and 18 as set forth on the hereinafter described subdivision plan; thence along said Lot No. 17, North twenty-eight (28) degrees thirty-eight (38) minutes seven (07) seconds East, two hundred thirty-three and fifty-five hundredths (233.55) feet to a point at Lot No. 2 on the aforesaid plan; thence along Lot No. 2, South twenty-eight (28) degrees six (06) minutes five (05) seconds East; one hundred nineteen and fifteen hundredths (119.15) feet to a point at Lot No. 3 on the aforesaid plan; thence along said Lot No. 3, South thirty-three (33) degrees five (05) minutes fifty-nine (59) seconds East, one hundred nineteen and fifteen hundredths (119.15) feet to a point at Lot No. 20 on the aforesaid plan; thence along said Lot No. 20, South seventy-nine (79) degrees thirty-five (35) minutes twenty-seven (27) seconds West, eighty and seventy-nine hundredths (80.79) feet to a point at Lot No. 19 on the aforesaid plan; thence along said Lot No. 19, South seventy (70) degrees thirty (30) minutes zero (00) seconds West one hundred forty (140.00) feet to a point at the center line of the right-of-way of Breezewood Drive; thence along the center line of the right-of-way of Breezewood Drive; North nineteen (19) degrees thirty (30) minutes zero (00) seconds West, sixty-five (65.00) feet to a point at the center of a circular section of the right-of-way portion of DEL-MAR Estates, the point and place of BEGINNING.

BEING Lot No. 18 on the subdivision plan of DEL-MAR Estates, dated August 1, 1972, and recorded in the Adams County Recorder of Deeds Office in Plan Book 5, at page 4.

BEING Parcel No. (35)13-124.

PREMISES BEING: 15 Breezewood Drive, New Oxford PA 17350

UNDER and subject to restrictions as

in Deed Book 0511, Page 0478.

BEING the same premises which Monica L. McGhie-Lee, Trustee for the Estate of Robert D. Rogers and Linda L. Rogers, by Deed dated July 8, 2003 and recorded in Office of the Recorder of Deeds of Adams County on November 24, 2003 in Deed Book Volume 3393, Page 110, granted and conveyed to Teresa A. Sheely.

SEIZED and taken into execution as the property of **Teresa A. Sheely**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1461 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land situate, lying and being in Franklin Township, Adams County, Pennsylvania, known as Lot No. 25 on a plan of lots of Recreational Real Estate Company recorded in Adams County Plat Book 4 at Page 50, which tract is described as follows:

BEGINNING at a point at the Southeastern corner of Lot No. 24 on the above-mentioned plan of lots which point is at the Northern right of way line of Oak Drive; thence running by Lot No. 24, North sixteen (16) degrees eighteen (18) minutes forty (40) seconds West. Two hundred fifty-seven and fifty-one hundredths (257.51) feet to an iron pin on line of land now or formerly of Gilbert B. Hartzell; thence running by land now or formerly of Gilbert B. Hartzell, North seventy-three (73) degrees forty-one (41)

minutes twenty (20) seconds East, one hundred thirty-seven and seventy-two hundredths (137.72) feet to an iron pin at the Northwest corner of Lot No. 26 on the above-described plan of lots; thence running by Lot No. 26 and through a reference iron pin set back twenty-five (25) feet from the end of this course, South thirty-three (33) degrees zero (00) minutes thirty (30) seconds East, two hundred forty-four and thirteen hundredths (244.13) feet to a point at the Northern right of way line of Oak Drive; thence running along the Northern right of way line of Oak Drive and by a curve to the right, the radius of which is five hundred seventy-five and zero hundredths (575.00) feet and an arc distance of one hundred thirty-five and thirty-one hundredths (135.31) feet and a chord bearing of South sixty-four (64) degrees fifty-one (51) minutes zero (00) seconds West, for a chord length of one hundred thirty-five and zero hundredths (135.00) feet to an iron pin; thence continuing along the Northern right of way line of Oak Drive, South seventy-one (71) degrees thirty-five (35) minutes thirty (30) seconds West, seventy-four and fifty-two hundredths (74.52) feet to an iron pin at the corner of Lot No. 24, the point and place of BEGINNING. CONTAINING 1.005 acres, more or less.

This description was taken from a subdivision plan prepared by Richard Boyer, R.S. and recorded in Adams County Plat Book 4 at Page 50. This tract is Tract Number 25 on said plan.

HAVING erected thereon a dwelling known as: 375 Oak Street, Orttanna, PA 17353.

Parcel No. B9-202.

SEIZED and taken into execution as the property of **Robert A. Strausbaugh & Mazie A. Strausbaugh**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1288 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land situate, lying and being in the Borough of Bonneville, Adams County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the center line of township road T-440 at corner of lands now or formerly of James L. Gebhart; thence by said lands now or formerly of James L. Gebhart, and passing through a steel pin set back twenty-seven and two hundredths (27.02) feet from the last mentioned point, North sixty-six (66) degrees thirty-six (36) minutes eight (8) seconds West fifty-five and eleven hundredths (55.11) feet to a steel pin at corner of lands now or formerly of Raymond E. Gebhart, Jr.; thence by said lands now or formerly of Raymond E. Gebhart, Jr., North forty-seven (47) degrees thirty (30) minutes three (3) seconds West seventy-one and six hundredths (71.06) feet to a steel pin; thence by same, North forty-five (45) degrees forty (40) minutes forty-five (45) seconds East sixty-eight and seven hundredths (68.07) feet to a steel pin at corner of Lot No. 2, on the hereinafter draft of survey; thence by Lot No. 2, and for a portion of this course running through the center of a party wall separating Lot Nos. 1 and 2, and also passing through a steel pin set back twenty-five (25) feet from the next mentioned point, South forty-four (44) degrees nineteen (19) minutes fifteen (15) seconds East, one hundred twenty-one and ninety-four hundredths (121.94) feet to a point in the center of township road T-440, aforesaid; thence in the center of township road T-440, South forty-five (45) degrees forty (40) minutes forty-five (45) seconds West forty-three and seventeen hundredths (43.17) feet to a point, the place of BEGINNING. CONTAINING 7,421 square feet.

The above description was taken from a draft of survey dated April 23, 1979, recorded in Adams County Plat Book 27, at page 50, designating the above as Lot No. 1 prepared by J. H. Rife, R.E. subject, however, to the restriction that, with respect to the house erected on this tract, the general color scheme of the exterior of the house may not be changed without the consent of the owners of the two contiguous courses and lots.

Subject to the further restriction that the "dusk to dawn" light installed on this property shall be kept lighted during the hours of darkness each night.

Being Known As: 5-A Pin Oak Drive, Gettysburg, PA 17325

Property ID No.: 6-41

TITLE TO SAID PREMISES IS VESTED IN Joseph F. Washington, Jr. and Connie L. Washington, husband and wife, as tenants on an estate by the entireties by Deed from Jon A. Christiansen and Theresa E. Christiansen, husband and wife dated 10/30/89 recorded 10/30/89 in Deed Book 538, Page 112.

SEIZED and taken into execution as the property of **Joseph F. Washington, Jr., & Connie L. Washington a/k/a Connie L. Washington**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1115 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that tract of land lying and situate along the west side of the Bullfrog Road in Freedom Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a railroad spike in the center of State Highway Legislative Route No. 10125, known as the Bullfrog Road (said point of Beginning being located and identified by the following two courses and distances from the Southern terminus of first course, South

16 degrees 53 minutes East, 5 feet, contained in the deed given by Samuel S. McNair and wife to Thomas S. Bittle and wife, recorded in Deed Book 254 at page 1001; South 16 degrees 53 minutes East, 490 feet to a railroad spike and thence South 29 degrees 08 minutes East 150 feet to a spike; thence by land now or formerly Samuel S. McNair and wife, South 60 degrees 52 minutes West, 296.5 feet to an iron pin; thence by same North 29 degrees 08 minutes West, 150 feet to an iron pin; thence by same North 60 degrees 52 minutes East, 296.5 feet to a railroad spike, the place of BEGINNING. CONTAINING 1 Acre and 3 Perches.

The above description was taken from a draft of survey prepared by LeRoy H. Winebrenner, County Surveyor, dated May 7, 1970. The plan is not recorded but a photocopy of such draft of survey is attached to the McNair to Kreitz deed recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Deed Book 285 at page 354.

BEING the same tract of land which Robert J. Kreitz and Frances L. Kreitz, husband and wife, by their deed dated February 11, 1997, and recorded in the Office of the Recorder of Deeds in Adams County, Pennsylvania in Record Book 1328 at Page 98 sold and conveyed unto James A. Rexroth, Sr. and Judy M. Rexroth, husband and wife, the Grantors herein.

Premises Being: 630 Bullfrog Road, Gettysburg PA 17325

Parcel No.: (13) E 18 -23A

SEIZED and taken into execution as the property of **James A. Rexroth, Sr., & Judy M. Rexroth**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-1493 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a point on the southern edge of Wendy Drive at corner of Lot No. 20 on the hereafter referred to plan of lots; thence along the edge of Wendy Drive, North 42 degrees 10 minutes 02 seconds East, 100.00 feet to a point at corner of Lot No. 18 on the hereinafter referred to plan of lots; thence by said Lot No. 18, South 47 degrees 59 minutes 58 seconds East, 150.00 feet to a point on line of future phases of Flowing Springs; thence by said future phases of Flowing Springs, South 42 degrees 10 minutes 02 seconds West, 100.00 feet to a point at corner lot No. 20; thence by said Lot No. 20, North 47 degrees 59 minutes 58 seconds West, 150.00 feet to a point on the southern edge of Wendy Drive, the point and place of BEGINNING, CONTAINING 15,000 square feet.

The above description was taken from a plan of lots prepared by GHI., dated June 29, 1997 and recorded in Plat Book 73 at page 42, designating the above as Lot No. 19.

TITLE TO SAID PREMISES IS VESTED IN Ronald C. Uttley, Jr., by Deed from Ronald C. Uttley, Jr. and Wendy S. Uttley, h/w, dated 10/28/2004, recorded 12/08/2004 in Book 3797, Page 262.

Tax Parcel: 22-104-0165---000

Premises Being: 25 Wendy Drive, York Springs, PA 17372-9640

SEIZED and taken into execution as the property of **Ronald C. Uttley, 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 March 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 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 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL that certain lot or piece of ground situate in 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. CONTAINING .501 acres, more or less, and being known and numbered as Lot No. 1 of a plan of property as prepared by George M. Wildasin on October 10, 1970.

Parcel ID No: 17-K10-0019A

RECORD OWNER

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-K10-0019A

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 March 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

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 TRISHA R. CADIEUX, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Administratrix: Karen J. Dezura, c/o Walker, Connor and Spang, LLC, 247 Lincoln Way East, Chambersburg, PA 17201

Attorney: Michael J. Connor, Esq., Walker, Connor & Spang, LLC, 247 Lincoln Way East, Chambersburg, PA 17201

ESTATE OF JANE A. CHENAULT, DEC'D

Late of Fairfield Boro, Adams County, Pennsylvania

Executor: Jeffrey Chenault, 23 Hillview Ct., Fairfield, PA 17320

ESTATE OF RITA J. DIEHL, A/K/A RITA M. DIEHL, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Adams County National Bank, P.O. Box 4566, Gettysburg, PA 17325

Attorney: Phillips & Phillips, 101 West Middle Street, Gettysburg, PA 17325

ESTATE OF JONAS STERLING GARNER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Larry K. Beard, c/o Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

Attorney: Linda S. Siegle, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

ESTATE OF MARGARET E. MILLER, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executor: Kenneth R. Miller, 25 Teeter Road, Littlestown, PA 17340

Attorney: John R. White, Esq., Campbell & White, P.C., 112 Baltimore St., Suite 1, Gettysburg, PA 17325-2311

ESTATE OF ROBERT F. RIPPEON, JR., DEC'D

Late of Littlestown Borough, Adams County, Pennsylvania

Brandon Rippeon, 83 Mummert Drive, Littlestown, PA 17340

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

ESTATE OF GEORGE C. SCHAEFER, DEC'D

Late of Littlestown Borough, Adams County, Pennsylvania

Executors: Kenneth E. Smith & Linda Smith, c/o Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331

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

SECOND PUBLICATION**ESTATE OF VICTOR MCCARTIN, JR., DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administratrix: Cheryl McCartin, 218 S. Lincoln Drive, Hanover, PA 17331

ESTATE OF PAUL R. WEAVER, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Mark P. Weaver and Brian Weaver

Attorney: Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356

THIRD PUBLICATION**ESTATE OF LUCY M. DAY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Dale L. Heiner, Sr. and Jean E. Heiner, 8961 Orchard Road, Spring Grove, PA 17362

Attorney: Joseph C. Korsak, Esq., Law offices of Joseph C. Korsak, 33 North Queen Street, York, PA 17403

ESTATE OF DOROTHY A. DUNKLE-BERGER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Kelly M. Sneeringer

Attorney: Jeffrey M. Mottern, Esq., 28 East Main Street, P.O. Box 87, Hummelstown, PA 17036

ESTATE OF HELEN E. MACHACEK, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Daune Evans, 90 Clearview Place, Carlisle, PA 17015

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

ESTATE OF FRANCIS L. MILLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Mary L. Kuhn, 981 Hickory Road, Littlestown, PA 17340

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

ESTATE OF ROSALIE C. MILLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Mary L. Kuhn, 981 Hickory Road, Littlestown, PA 17340

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

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-123 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

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

BEGINNING at a corner of lot now or formerly of Rosa E. White, on the South side of Breckenridge Street; thence South 200 feet to an alley; and thence along said alley West 30 feet to corner of lot now or formerly of Henry Menchey; thence by said lot North 200 feet to Breckenridge Street; and thence along said street East 30 feet to the place of BEGINNING.

Being the same tract of land which Richard A. Bigham and Doris J. Bigham, husband and wife, by deed dated the 29th day of September, 2006, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4589 at Page 917 granted and conveyed unto Dorothy E. Walls.

Parcel No: (16) 010-0334

Premises Being: 58, 60 & 60½ Breckenridge Street, Gettysburg PA 17325

SEIZED and taken into execution as the property of **Dorothy E. Walls, d/b/a Walls Properties, LLC**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/22, 29 & 2/5

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment Number, 09-S-763 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 19th day of February, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following two (2) tracts of land, situate, lying and being in the Borough of East Berlin, Adams County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: FRONTING on the North side of Locust Street in said Borough for a distance of fifty (50) feet, more or less, adjoining lot now or formerly of Brethren Church on the Northwest side thereof lot now or formerly of H. J. March on the East; and a twenty (20) foot alley on the Northeast side thereof.

TRACT NO. 2: BEGINNING at a point at a public alley and Locust Street; thence West along said Locust Street; 40 feet, more or less, to a point at lands now or formerly of John W. Lerew; 200 feet, more or less to a public alley; thence East along said public alley, 30 feet more or less, to a point at another public alley, thence South by said public alley 200 feet, more or less, to a point at said public alley and Locust Street, the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to easements, restrictions, reservations, conditions and rights of way of record or visible upon inspection of the premises.

TITLE TO SAID PREMISES IS VESTED IN James A. Deardorff, Jr. and Lisa A. Deardorff, h/w, by Deed from Michael J. Fabrizio and Tern L. Fabrizio, h/w, dated 05/15/2008, recorded 05/19/2008 in Book 5210, Page 287.

Tax Parcel: (10) 004-0214-000

Premises Being: 103 Locust Street, East Berlin, PA 17316-7801

SEIZED and taken into execution as the property of **Lisa A. Deardorff & James E. Deardorff, Jr. a/k/a James E. Deardorff**, 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 12, 2010 and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/8, 15 & 22

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