

Adams County Legal Journal

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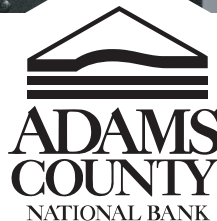
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SHERIFF'S SALE

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

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

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

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

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

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

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

SEIZED and taken into execution as the property of **Manuel Sanchez-Zarraga & Rebecca C. Sanchez** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after

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

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

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

1/30, 2/6 & 13

SHERIFF'S SALE

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

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

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

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

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

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

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

Tax Parcel (12) C 11-0100

Premises Being: 1015 Orrtanna Road, Orrtanna, PA 17353

SEIZED and taken into execution as the property of **Carl Tissue** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 13, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

RICKERT AND JUNKINS VS. LATIMORE TWP.

1. A frivolous appeal is one in which no justiciable question is presented and the appeal is readily recognizable as devoid of merit in that there is little prospect that it can succeed.

2. The key determination is whether, either as a matter of fact or law, the appellant's contentions have any likelihood of success.

3. The question involves more than just whether the appellant may win or lose, but rather involves whether the continuation of the contest is reasonable.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 07-S-160, TERRY RICKERT AND ROBERT L. JUNKINS VS. LATIMORE TOWNSHIP.

Charles M. Suhr, Esq., for Appellees Rickert and Junkins

Guy P. Beneventano, Esq., for Appellant, Latimore Twp.

George, J., March 31, 2008

OPINION

Terry Rickert and Robert L. Junkins ("land owners") petition the Court to compel the posting of bond by Latimore Township as a condition of their appeal from this Court's decision which sustained the land use appeal of land owners. Since the procedural background of this matter has been documented extensively in prior Opinions of this Court¹ and the Commonwealth Court², it will not be repeated herein except as necessary to lay foundation for this Court's reasoning.

The initial litigation involving the property of which is the subject of the current dispute was commenced on March 4, 2002. Although the litigation continued in various forms in a number of different captioned cases, the Commonwealth Court ultimately upheld this Court's direction that the preliminary plan submitted by the land owners be "deemed approved." After land owners submitted a final plan substantially in the form of the "deemed approved" preliminary plan, Latimore Township disapproved the plan. By Order dated December 7, 2007, the decision of the Latimore Township Board of Supervisors was vacated with the Township being directed to approve the final plan as filed by the land owners. On January 25, 2008, Latimore Township appealed this Court's December 7, 2007

¹The numerous litigations which comprise the history of this matter are found in the Adams County Prothonotary's Office docketed at 02-S-946, 05-S-1329, 05-S-1350, and 05-S-1387.

²See *Rickert v. Latimore Township Board of Supervisors*, 869 A.2d 1086 (Pa. Cmwlth.), *appeal denied*, 885 A.2d 44 (Pa. 2005).

Order to the Commonwealth Court. The land owners moved this Court to condition the Township's appeal upon the posting of bond pursuant to 53 P.S. § 11003-A(d). Evidentiary hearing and argument were thereafter conducted.³ At hearing, the land owners presented testimony that construction costs related to their plan have increased approximately \$717,000 between their initial submission of the plan in 2001 through and until 2008. The testimony reflected that these costs have increased at an average rate of over \$100,000 per year.

53 P.S. § 11003-A(d) provides that if the appellants in a land use appeal are persons seeking to prevent the use or development of the land of another, the court may order the appellants to post bond as a condition of proceeding with appeal. The applicable section further provides that if the court determines that the appeal is frivolous, the petition for posting bond shall be granted. 53 P.S. § 11003-A(d). The question as to the amount of the bond shall be within the sound discretion of the Court. 53 P.S. § 11003-A(d).

A frivolous appeal is one in which no justiciable question is presented and the appeal is readily recognizable as devoid of merit in that there is little prospect that it can succeed. *LeVan v. Commonwealth*, 531 A.2d 871, 873 (Pa.Cmwlt. 1987). The key

³At hearing, this Court prohibited the Township from presenting evidence concerning the Township officials' thought process in denying the final subdivision plan. Counsel suggested that the evidence went to the merits of the appeal. Although this Court is aware of the authority in *Appeal of Langmaid Home Owners Ass'n.*, 441 A.2d 507 (Pa.Cmwlt. 1982) concerning appellant's right to an evidentiary hearing on the merits of the appeal, that decision arose in a context of the Court of Common Pleas considering whether the posting of bond was appropriate on an appeal from the municipality's decision. In such an instance, the Common Pleas Court would not necessarily have an evidentiary record upon which to base a decision as to the merits of the appeal. Instantly, since this Court did not take additional evidence in ruling on the appeal, resolution of the issues by this Court depended solely upon the record as previously established at the municipal level. In determining whether to sustain this Court's decision, the Commonwealth Court is limited to the record as it existed before this Court. *Reilly v. Southeastern Pennsylvania Transp. Authority*, 489 A.2d 1291, 1296 (Pa. 1985). Thus, this Court accepting additional testimony on the merits of the appeal at this juncture is nonsensical in that the Commonwealth Court could not legally consider that same testimony in ruling upon the issues presented. The absurdity of permitting such testimony is obvious in that this Court would be anticipating the results of an appeal based upon evidence which the Commonwealth Court could not consider in actually ruling on the appeal. Thus, the language of 53 Pa. P.S. § 11003-A, as it relates to testimony on the merits of the appeal, is clearly limited to those instances where the issue of the posting of bond presents itself before the merits of the appeal are ruled upon by the Court of Common Pleas.

determination is whether, either as a matter of fact or law, the appellant's contentions have any likelihood of success. *Appeal of Langmaid Home Owners Ass'n.*, 465 A.2d 72, 75 (Pa.Cmwlt. 1983). The question involves more than just whether the appellant may win or lose, but rather involves whether the continuation of the contest is reasonable. *Id.* A.2d at 75.

Following the filing of their appeal, Latimore Township filed a Concise Statement of Matters Complained of on Appeal containing eleven (11) separate issues. It is this Court's belief that the realistic chances of ultimate success on any of the issues is extremely slight in light of the Commonwealth Court's Opinion in *Annand v. Board of Supervisors of Franklin Township*, 634 A.2d 1159 (Pa.Cmwlt. 1993). Accordingly, it is this Court's belief that continuation of the contest is unreasonable.⁴ As the land owners have presented sufficient evidence at hearing to establish that this litigation has resulted in an increase in costs of approximately \$100,000 annually, I find bond in that amount to be reasonable.⁵

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 31st day of March, 2008, Latimore Township is Ordered to post bond in the amount of \$100,000 in a form acceptable to the Adams County Prothonotary's Office as a condition to proceeding with appeal. Said bond shall be posted with the Adams County Prothonotary's Office within fourteen (14) days of the date of this Order.

⁴Interestingly, in their Concise Statement of Matters Complained of on Appeal, the Township does not challenge this Court's conclusion that the procedural actions in denying the final plan violated the procedural requirements of the M.P.C. and required "deemed approval" of the final plan.

⁵The Township points to language in this Court's Opinion on the direct appeal which indicates the issue before the Court was "not entirely without some legal merit." Initially, I note that the cited language was issued in the context of ruling upon whether the imposition of attorney's fees against the Township for bad faith was appropriate. Bad faith has been held to be where a party files a suit for purposes of fraud, dishonesty, or corruption. *Berg v. Georgetown Builders, Inc.*, 822 A.2d 810, 816 (Pa.Super. 2003). Although this Court's refusal to assess legal fees may have been more succinctly stated, it does not change this Court's conclusion that the Township has little prospect of currently succeeding on appeal.

SHERIFF'S SALE

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

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

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

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

Tax Parcel: 27-005-0064-000

Premises Being: 312 Prince Street, Littlestown, PA 17340

SEIZED and taken into execution as the property of **Bryan Lee K. Bowen a/k/a Bryan Lee Keoni Bowen & Kelly L. Bowen a/k/a Kelly Lynn Bowen** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the

Sheriff in his office on March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

SHERIFF'S SALE

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

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

Tract No.1:

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

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

Tract No. 2:

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

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

Tax Parcel: 25-C 18-0011-000

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

SEIZED and taken into execution as the property of **Randy L. Dewees** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

NOTICE

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

2/6, 13 & 20

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about January 20, 2009 for the incorporation of PRECIOUS CARGO TRANSIT, INC., under the Pennsylvania Corporation Law of 1988. The initial registered office of the corporation is 1487F Brysonia-Wenksville Road, Biglerville, PA 17307.

Gary E. Hartman, Esq.
Hartman & Yannetti
Solicitors

2/6

SHERIFF'S SALE

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

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

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

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

Tax Parcel 12-C-11-56

SEIZED and taken into execution as the property of **Loretta Sue Bromwell** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

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

1/30, 2/6 & 13

SHERIFF'S SALE

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

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

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

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

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

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

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

Property ID No.: (28) 05-0149

SEIZED and taken into execution as the property of **Mark A. Wade & Donna J. Kuhn** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on March 27, 2009, and distribution will be made in accordance with said schedule, unless exceptions are filed thereto within 20 days after the filing thereof. Purchaser must settle for property on or before filing date.

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

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

1/30, 2/6 & 13

JAG ATTORNEY POSITIONS
AVAILABLE

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

1/30, 2/6 & 13

NOTICE

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

1/30, 2/6 & 13

NOTICE

NOTICE IS HEREBY GIVEN that on December 22, 2008, a Petition for Name Change was filed in the above-named Court requesting an Order to change the name of Albert Manzo to Jonathan Manzo. The Court has fixed the day of March 2, 2009, at 9:00 o'clock A.M., in a Courtroom No. 2 of the Adams County Courthouse, Gettysburg, Pennsylvania as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

2/6

SHERIFF'S SALE

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

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

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

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

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

Tax Parcel: (29)001-0031-000

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

SEIZED and taken into execution as the property of **Carmelo Dominguez & Lisa Dominguez** and to be sold by me.

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

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

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

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

2/6, 13 & 20

SHERIFF'S SALE

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

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

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

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

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

TAX ID# (18) C15-84

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

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

SEIZED and taken into execution as the property of **Barbara Buckland** and to be sold by me.

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

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

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

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

2/6, 13 & 20

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about January 28, 2009 for the incorporation of MASON-DIXON SETTLEMENTS, INC., under the Pennsylvania Corporation Law of 1988. The initial registered office of the corporation is 139 Baltimore Street, Gettysburg, PA 17325.

Bernard A. Yannetti, Jr., Esq.
Hartman & Yannetti
Solicitors

2/6

SHERIFF'S SALE

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

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

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

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

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

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

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

Premises Being: 2280 Baltimore Pike, Gettysburg, PA 17325

Tax Parcel No. (30) G 15-0010

SEIZED and taken into execution as the property of **Paul C. Plank** and to be sold by me.

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

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

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

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

2/6, 13 & 20

SHERIFF'S SALE

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

TRACT NO. 1

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

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

TRACT NO. 2

ALL THAT CERTAIN lot of land situate in Reading Township, County of Adams and State of Pennsylvania, being more particularly described as Lot No. 928 on a plan of lots of Lake Meade Subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County in Misc. Deed Book 1, page 6, and subject to all legal highways, easements, rights-of-way and restrictions of record.

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

Tax Parcel: 37-012-0034-000

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

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

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

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

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

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

2/6, 13 & 20

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Section 311 of the Act of December 16, 1982, P.L. 1309, No. 295, codified as amended (54 Pa. C.S.A. §311), there has been mailed for filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, an Application for Registration of Fictitious Name of HARRY L. REEVER SON'S PLUMBING, the address of the principal place of business being 2680 Biglerville Road, Gettysburg, Pennsylvania 17325. The name and address of the person who is a party to said registration is Patrick A. Reeve, 3225 Biglerville Road, Biglerville, Pennsylvania 17307.

Puhl, Eastman & Thrasher
Attorneys

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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 ANNA L. FROCK, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

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

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

ESTATE OF EARL L. LEHR, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

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

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

ESTATE OF JOHN P. McKENNA, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

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

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

ESTATE OF MILDRED H. MILLER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

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

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

ESTATE OF RUTH A. MILLER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

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

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

ESTATE OF RAYMOND P. ORNDORFF, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

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

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

ESTATE OF JANET K. SEGUIN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

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

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

ESTATE OF MARIE C. WAREHIME, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

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

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

ESTATE OF HOWARD C. WARNER, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

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

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

ESTATE OF PRICE C. WILLOUGHBY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

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

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

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

Late of Conewago Township, Adams County, Pennsylvania

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

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

ESTATE OF AGNES L. RAU, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

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

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

THIRD PUBLICATION**ESTATE OF GUY A. BECHTEL, JR., DEC'D**

Late of the Borough of Abbottstown, Adams County, Pennsylvania

Executor: Guy A. Bechtel, Sr., c/o Thomas B. Sponaule, Esq., 110 South Northern Way, York, PA 17402

Attorney: Thomas B. Sponaule, Esq., 110 South Northern Way, York, PA 17402

ESTATE OF MARIANNE BUSHMAN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Nancy Spalding, 744 Sunset Avenue, Gettysburg, PA 17325

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

ESTATE OF WINNEMORE S. DUBS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Gordon J. Dubs, 1658 Art Dr., Hanover, PA 17331

Attorney: Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, 40 York Street, Hanover, PA 17331

ESTATE OF DORIS E. FORD, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Andrew C. Ford, 301 Church Road, Orrtanna, PA 17353

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

ESTATE OF ROBERT C. WEAVER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Rita C. Klunk, 1098 Kohler Mill Rd., New Oxford, PA 17350

Attorney: Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, 40 York Street, Hanover, PA 17331

ESTATE OF CATHERINE E. YANTIS, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executors: Elizabeth Y. Diehl, 134 Hahn Rd., Westminster, MD 21157; William C. Yantis, 520 Mt. Misery Rd., New Oxford, PA 17350

Attorney: James T. Yingst, Esq., Guthrie, Nonemaker, Yingst & Hart, 40 York Street, Hanover, PA 17331

SHERIFF'S SALE

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

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

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

CONTAINING 0.115 acre.

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

Tax Parcel: 08-204

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

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

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

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

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

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

2/6, 13 & 20

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Pennsylvania's "Fictitious Names Act", 54 Pa. C.S.A. §§ 301 et seq., of the filing of an Application for Registration of Fictitious Name under the said Act. The fictitious name is CORE COUNSEL CONSULTING. The address of the principal office or place of business to be carried on under or through the fictitious name is 10 Lookout Court, Gettysburg, Adams County, Pennsylvania 17325. The name and address of the party to the registration

is Joseph E. Hunter, 10 Lookout Court, Gettysburg, Adams County, Pennsylvania 17325. An application for registration under the Fictitious Names Act of the said fictitious name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on January 27, 2009.

John R. White, Esq.
Campbell & White, P.C.
112 Baltimore Street
Gettysburg, PA 17325
Attorneys for Applicant

2/6

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
NO. 08-S-1138
Action to Quiet Title

BEATRICE LEE FREALING a/k/a BEATRICE L. FREALING, Plaintiff

vs.

JOHN P. LEE, his respective heirs, executors, administrators, successors, and assigns and T. E. WILLIAMS, also known as T. Edward Williams, his heirs at law, Martha Banks, Mary Fawcett, Clara A. Washington, Isadora Johnson, Josephine Feimster, Martin Williams, Lois Ann Bowman, Mary Frances James, Patrick Williams, Richard Williams, Maria Williams, and Joan Jackson, their respective heirs, administrators, successors, and assigns, Defendants

ORDER OF COURT

AND NOW, this 22nd day of January, 2009, upon consideration of the attached Motion for Judgment, it is hereby ordered that the Defendants in the above-captioned action be forever barred from asserting any right, lien, title or interest in the subject real estate inconsistent with the interest or claim of the Plaintiff as set forth in her Complaint, unless the Defendant or Defendants bring an action in ejectment within thirty (30) days of notice of this Order pursuant to Pa.R.C.P. 1066(b)(1). If such action is not taken within the thirty (30) day period, the Prothonotary, on Praecipe from the Plaintiff, shall enter final judgment if appropriate.

Service of this Order of Court upon the Defendants shall be made by publication once in the *Adams County Legal Journal* and once in *The Gettysburg Times*.

By the Court
/s/Michael A. George
J.

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