

# Adams County Legal Journal

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## IN THIS ISSUE

### SHANEBROOK VS. LITTLESTOWN BORO

*This opinion continued from last issue (12/18/2009)*

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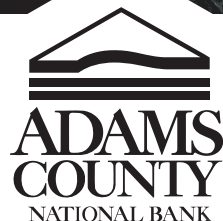
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## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1325 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following described tract of mountain land situate, lying and being in both Tyrone and Menallen Townships, County of Adams, and State of Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a p.k. nail set six (6) feet North of the center line of Township Road T-651 (Reservoir Road) at corner of lands now or formerly of David P. Nelson; thence continuing by lands now or formerly of David P. Nelson and through an existing rebar set 76.16 feet back from the beginning of this course, South 00 degrees 09 minutes 02 seconds West, 1,518 feet to a rebar set at existing planted stone and oak stump along line of lands now or formerly of Ray H. Flint; thence continuing by lands now or formerly of Ray H. Flint and proceeding out of Tyrone Township and into Menallen Township, North 82 degrees 44 minutes 22 seconds West, 381.88 feet to a rebar set in existing stones at corner of lands now or formerly of Lenore S. Rex; thence continuing by lands now or formerly of Lenore S. Rex and proceeding out of Menallen Township and back into Tyrone Township, North 00 degrees 31 minutes 42 seconds West, 1,013.23 feet to a rebar set in existing stones along line of lands now or formerly of Albert F. Hinkle; thence continuing by lands now or formerly of Albert E. Hinkle and through a reference rebar set 40 feet back from the next reference point, North 40 degrees 39 minutes 40 seconds East, 601.85 feet to Ap.k. nail set six (6) feet North of the centerline of Township Road 1-651, (Reservoir Road) at corner of lands now or formerly of David P. Nelson, the place of BEGINNING. CONTAINING 11.212 Acres.

The above description was taken from a draft of survey prepared by Mark A. Kuntz, Surveyor, dated October 24, 1994.

TITLE TO SAID PREMISES IS VESTED

IN Edger L. Wetzel and Kristina A. Wetzel, h/w, by Deed from Hildred Sowers, widow, dated 12/21/1999, recorded 03/08/2000 in Book 2011, Page 110.

Tax Parcel: (40) F 04 - 0021

Premises Being: 670 Reservoir Road, Gardners, PA 17324

SEIZED and taken into execution as the property of **Edgar L. Wetzel & Kristina A. Wetzel** 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 February 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.

12/23, 31 & 1/8

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1031 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 Franklin Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a mark in the center of the New Lincoln Highway at other lands of Lamont Kane on the East and at corner of land of Victor Re on the North; thence by lands of Lamont Kane South 01 degree East, 280.5 feet to a mark in the center of the Old Lincoln Highway; thence by same North 87 degrees West, 351.8 feet to mark in the center of the Old Lincoln Highway at the southeast corner of lands of Philip A. Haler; thence

by said Haler lands North 03 degrees 05 minutes East, 224.7 feet to a mark in the center of said highway; thence by other lands of Victor Re North 83 degrees 30 minutes East, 336.3 feet to a mark in the center of the highway, the place of BEGINNING.

CONTAINING 1 acre and 159 perches.

UNDER AND SUBJECT to covenants, conditions, reservations, restrictions, easements and right of ways of record.

TITLE TO SAID PREMISES IS VESTED IN Stephen B. Shank and Holly M. Shank, h/w, by Deed from Frances M. Hallmayer Topper, unmarried, dated 03/01/2006, recorded 03/08/2006 in Book 4337, Page 309.

Tax Parcel: 12, B09-0142-000

Premises Being: 3145 Old Route 30, Orttanna, PA 17353

SEIZED and taken into execution as the property of **Stephen B. Shank & Holly M. Shank** 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 February 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.

12/23, 31 & 1/8

## SHANEBROOK VS. LITTLESTOWN BORO

*Continued from last issue (12/18/2009)*

A more complicated issue is Shanebrook's claim that the Borough committed error in denying modification under the factual circumstances in this case. The difficulty is partly due to the procedural nature of the majority of the appellate opinions in this area. Specifically, the appellate courts' interpretation of 53 P.S. § 10512.1(a) often follows a *de novo* review by the trial court of a municipality's decision wherein the trial court, after taking additional evidence, granted waivers of the respective SALDO. See *Levin v. Twp. of Radnor*, 681 A.2d 860, 862 (Pa.Cmwlt. 1996); *Monroe Meadows Hous. P'ship, LP v. Mun. Council of the Municipality of Monroeville*, 926 A.2d 548, 550 (Pa.Cmwlt. 2007). From this line of cases has developed a principle that waiver is properly granted where a development offers a substantial equivalent to a subdivision requirement, where an additional requirement would offer little or no additional benefit, and where literal enforcement of the requirement would frustrate the effect of improvements. *Levin v. Twp. of Radnor, supra.*<sup>10</sup> Importantly, in each of those instances, the appellate courts were reviewing whether the trial court, acting as fact finder, committed an abuse of discretion or an error of law in granting the waivers. Instantly, this Court has not conducted a *de novo* review but rather is reviewing a closed record. As such, this line of cases provides little assistance in addressing whether a board abused its discretion in denying a waiver request.

One noted exception to the common procedural pattern reviewed above is the Commonwealth Court's decision in *Ruf v. Buckingham Twp.*, 765 A.2d 1166, 1169 (Pa.Cmwlt. 2001). In *Ruf*, the trial court, without taking further evidence, reversed a municipal board which denied a request for waiver of SALDO requirements. In finding the trial court's actions appropriate, the Commonwealth Court noted several factors weighed heavily in favor of granting the waiver: (1) the property was on a steep slope on the side of a mountain which made literal compliance with the SALDO difficult; (2) township officials admitted that strict compliance with the SALDO rendered a property unusable as improvements consistent with

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<sup>10</sup>The issue of whether a waiver **must** be granted where those circumstances are all present remains unresolved by appellate authority. In this regard, the Commonwealth Court opinion in *Morris v. South Coventry Twp. Bd. of Supervisors*, 836 A.2d 1015, 1022 (Pa.Cmwlt. 2003), appears to suggest that a property owner does not have a right to a modification as the discretion rests solely with the municipal board.

SALDO requirements were not feasible; (3) the property owners proposed an alternative plan to the land ordinance which was satisfactory to the township engineer and public works director; and (4) the evidence demonstrated that the property owners could not, at the same time, comply with both the land ordinance and the natural resource protection standards. Based upon these particular factual circumstances, the Commonwealth Court upheld the trial court's finding that denial of the waivers was unreasonable and caused undue hardship.

The *Ruf* decision is clearly based upon the particular factual circumstances present in that case. Nevertheless, *Ruf* appears to stand for the proposition that where literal enforcement of a requirement under the SALDO will frustrate the effect of the improvements designed to implement other requirements, grant of a waiver is proper under Section 512.1(a) of the M.P.C.

Although not a bright line test, perhaps the guide star assisting a trial court's navigation of this issue is found in *Ruf, supra*. In writing the opinion for the Commonwealth panel, Senior Judge Mirarchi recognized that in deciding whether to grant a modification pursuant to 53 P.S. § 10512.1(a), it was a governing body's duty "to actively oppose schemes of development unreasonably proposed and conceived, but likewise, [i]ts duty is to sanction well planned development." *Id.* A.2d at 1169 quoting *Raum v. Bd. of Supervisors of Tredyffrin Twp.*, 370 A.2d 777, 781 (Pa.Cmwlt. 1976). Taking into consideration this instruction, I find that the Board did not commit an error of law under the specific factual circumstances of this case.

As the factual background is critical to resolving the issue before the Court, it must clearly be placed into context. For instance, in weighing Shanebrook's claim of undue hardship, it is important to recognize that the application sought to subdivide a relatively small lot which is already developed with two separate residences. Shanebrook is essentially seeking to shoehorn four residential dwellings on a property measuring approximately 67 feet by 264 feet. This circumstance is quite different than that presented in *Ruf* wherein the property owner sought to divide a 5-acre tract into two separate parcels.

Critical to the Borough's rejection of the request for waiver was the recognition that the proposed lots required vehicle access on streets which failed to meet SALDO requirements. One of the proposed

subdivided lots would have its sole vehicle access from a roadway with a paved width of approximately 11 feet. This same roadway provides the sole access to the parking lot servicing the residential units currently on the lot. Similarly, vehicle access to the other proposed subdivided lot would be limited to a road having a paved width of approximately 12 feet. The Board concluded that placing additional vehicle traffic on roads sufficient to accommodate only the width of a single vehicle was contrary to the intent and purposes of the subdivision ordinance.

One need look no further than Section 1.10 of the SALDO to determine that Shanebrook's plan is clearly contrary to the intent of the ordinance. That section provides that the purpose of the ordinance is to provide for harmonious, orderly, and efficient development of the Borough and "the coordination of existing streets with proposed streets... for traffic..." As noted, Shanebrook's request for waivers did not provide any plans for minimum modification which might permit subdivision while addressing the traffic concerns of the Borough.

The application before the Borough is similar to that considered by the Commonwealth Court in *Soliday v. Haycock Township*, 785 A.2d 139, 140 (Pa.Cmwlth. 2001). In *Soliday*, the Commonwealth Court upheld a municipality's denial of the waiver of a SALDO's cartway requirements. In noting that the request for waivers did not provide any plans for minimum modification, the Commonwealth Court upheld the denial of a request for waiver where a grant of the waiver would present a dangerous condition unfavorable to public health, safety, and welfare. The Borough's action in denying the current waiver under fairly identical circumstances is, similarly, not an abuse.

The essence of Shanebrook's argument is that he is entitled to subdivision because his lot is large enough to be subdivided pursuant to current ordinances. This argument, when followed to its logical conclusion, makes the particular requirements of a SALDO immaterial provided the lot is large enough to subdivide. After a diligent search, I have found no support for this theory in the law. To the contrary, adoption or ratification of Shanebrook's argument would have the absurd result of rendering non-existent the power which our legislature has granted to municipal governments to address responsible growth within their respective jurisdictions.

Certainly, as recognized by our appellate courts, there are circumstances where waiver of the strict requirements of a SALDO may be

necessary to promote well-planned development which would otherwise be frustrated by literal compliance with the letter of a SALDO. On the other hand, municipalities have been empowered with the ability to structure SALDOs so as to avoid schemes of development unreasonably proposed and conceived. The Littlestown Borough legislation is such a document. The requirements of that ordinance are in place to promote the particular health and safety of the Borough. I find no abuse of discretion in the Borough's insistence on compliance with those requirements in light of the obvious risks presented by this ill-conceived plan.

Having found that the denial of Shanebrook's waiver request by the Borough is neither an error of law nor an abuse of discretion, it is not necessary to devote substantial discussion to the Borough's denial of Shanebrook's subdivision application.

It is hornbook law that a subdivision application is properly denied when it fails to meet SALDO requirements. *McGrath Constr., Inc. v. Upper Saucon Twp. Bd. of Supervisors*, 952 A.2d 718, 728 (Pa.Cmwlt. 2008). Interestingly, Shanebrook's appeal of the subdivision denial does not challenge the substantive findings of the Borough. This is critical as the Borough's denial of the subdivision application was based on numerous grounds, some of which were not subject to the modification request. As previously mentioned, where a municipality denies a land development plan on several bases, that denial is appropriate if any of those bases are valid. *Herr* 625 A.2d at 168-69. As Shanebrook has not challenged a number of the reasons for denial set forth by the Borough, his appeal to the denial of the subdivision application is ill-founded as the unchallenged reasons for denial are sufficient.<sup>11</sup>

The sole remaining issues therefore relate to Shanebrook's procedural challenges to the denial of his subdivision application. Essentially, those challenges allege that he was not provided reasonable notice or an opportunity to be heard pursuant to the Local Agency Law, 2 Pa. C.S.A. § 553, and that the appeal of the denial of the waiver request constituted a stay precluding the municipality

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<sup>11</sup>For practical purposes, the appeal of the Borough's denial of the requested waiver from SALDO requirements is moot. Even if the Borough's action of the waiver request was reversed, the unchallenged reasons for denial of the subdivision plan is sufficient to deny Shanebrook's appeal on that matter.

from acting upon the subdivision application while appeal of the modification request was pending before this Court. I find little merit to either claim.

In regard to Shanebrook's challenge to appropriate notice prior to the Borough's consideration of the subdivision application, it appears Shanebrook has abandoned this argument as any discussion of the same is absent in his Brief. *Commonwealth v. Otero*, 860 A.2d 1052, 1054 (Pa.Super. 2004). Nevertheless, a review of the record reveals the Borough's compliance with applicable notice requirements.

Similarly, Shanebrook has failed to present any argument or authority in support of his claim that appeal to this Court of the denial of the waiver requests acts as an automatic stay of further proceedings. In fact, Shanebrook's claim is contrary to the current state of the law. Statutory authority clearly provides that land use appeals to the Court of Common Pleas shall not act as a stay of the action appealed from unless the court grants a stay following petition by the appellant. See 53 P.S. § 11003-a. Shanebrook has failed to file such a petition or to cite any authority to the contrary. Accordingly, this issue is meritless.

For the foregoing reasons, the attached Order is entered.

#### ORDER

AND NOW, this 3rd day of March, 2009, the appeal from the decision of the Borough of Littlestown in denying Appellants' request for waiver of certain provisions of the Littlestown Borough Subdivision and Land Development Ordinance is denied. The appeal from the decision of the Borough of Littlestown denying the Appellants' application for subdivision is also denied. The actions of the Borough, in both instances, are affirmed.

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1369 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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, with the improvements thereon erected, situate, lying and being in Reading Township, Adams County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake for a corner at Lot No. 47 and a twenty (20) foot wide driveway; thence by said driveway, North one (1) degree twenty-two (22) minutes East, fifty (50) feet to a stake at Lot No. 49; thence by said Lot No. 49 South eighty-three (83) degrees fourteen (14) minutes East, two hundred ninety-four and eight-tenths (294.8) feet, though at stake on the bank of the Conewago Creek, to a point in said Creek, thence by said Creek South fifteen (15) degrees forty (40) minutes West, fifty (50) feet to a point at Lot No. 47; thence by said Lot No. 47 North eighty-three (83) degrees twenty-one (21) minutes West, through a stake on the bank of said Creek, two hundred eighty-two and three-tenths (282.3) feet to a stake, the place of BEGINNING.

Parcel# L8-5

Property address: 96 Conewago Drive, East Berlin, PA 17316

BEING the same premises which Edward Sneddon, by deed dated 02/12/03 and recorded 03/12/03 in the Office of the Recorder of Deeds in and for Adams County, in Deed Book 3013 Page 160, granted and conveyed unto Ben and Jennifer Weimer, husband and wife.

SEIZED and taken into execution as the property of **Jennifer Weimer & Ben V. Weimer, 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 February 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.

12/18, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1332 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 corner along the Hanover Road and a public alley; thence along said public alley, North forty-one and one-fourth (41-1/4) degrees East one hundred eighty (180) feet to a twenty (20) feet wide alley; thence along said alley, North forty-three (43) degrees West one hundred twenty (120) feet to Lot No. 17; thence along Lot No. 17, South forty-one and one-fourth (41-1/4) degrees West, one hundred eighty (180) feet to the said Hanover Road; thence along said Hanover Road, South forty-three (43) degrees East one hundred twenty (120) feet to the place of BEGINNING. CONTAINING 21,600 square feet and known as Lots 18, 19, 20 and 21.

TITLE TO SAID PREMISES IS VESTED IN David P. Knotts and Andrea E. Knotts, h/w, as tenants by the entireties, by Deed from Rose M. Topper and Gerald P. Topper, Jr., h/w, dated 01/30/1998, recorded 02/02/1998 in Book 1513, Page 350.

Tax Parcel: (35) 008-0074---000

Premises Being: 290 Hanover Street, New Oxford, PA 17350

SEIZED and taken into execution as the property of **David P. Knotts & Andrea E. Knotts** 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 February 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.

12/18, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-858 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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:

ALL THAT CERTAIN lot of land situate in Reading Township, Adams County, Pennsylvania, being more particularly described as Lot No. 759 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, PA in Misc. Deed Book 1, at page 5, and subject to all legal highways, easements, rights of way and restrictions of record.

PARCEL IDENTIFICATION NO: 3701 3-0096---000

TITLE TO SAID PREMISES IS VESTED IN Charles W. Herrera, Jr. and Rebecca L. Herrera, h/w, tenants by the entireties, by Deed from Yvonne M. Laukemann, dated 08/28/2006, recorded 08/30/2006 in Book 4549, Page 211.

Tax Parcel: (37) 13-96

Premises Being: 3 Longstreet Drive, East Berlin, PA 17316-9346

SEIZED and taken into execution as the property of **Charles W. Herrera, Jr. & Rebecca L. Herrera** 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 February 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1119 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 8th day of January, 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 two (2) certain tracts or pieces of land situate, lying and being in Straban Township, Adams County, Pennsylvania, and bounded and described as follows:

## TRACT NO. 1:

BEGINNING at a post for a corner: thence running by land now or formerly of David L. Plank, South 47 degrees East, 144.4 perches to a post; thence running by Tract No. 2 and by land now or formerly of Thomas L. Logan, South 38 degrees West 67.3 perches to a stone; thence running by land now or formerly of Irvin Grace, South 66 degrees West 25.6 perches to an iron pin; thence running by land now or formerly of Gilbert C. Crabill and land now or formerly of Ira S. Wolfe, North 42 degrees West (described on former deeds as North 35 degrees West), 141.4 perches to a hickory; thence running by land now or formerly of Ira S. Wolfe, North 37 degrees East, 53 perches to a swamp oak; thence running by land now or formerly of John N. Boyer, North 57-1/4 degrees East, 29 perches to a post, the place of BEGINNING, CONTAINING 72 acres and 112 perches, and having thereon erected a two-story brick dwelling house, frame barn and other improvements.

## TRACT NO. 2:

BEGINNING at an iron pin at corner of lands formerly of Philetus W. Edwards and Hagar Louelle Edwards, now Tract No. 1 above, and lands now or formerly of Robert L. Evans and Pauline Evans; thence along lands formerly of the said Philetus W. Edwards and Hagar Louelle Edwards, now Tract No. 1, South 45-1/4 degrees West, a distance of 24.2 perches to a post at edge of private road; thence along said private road and land now or formerly of Joseph Keller, South 38-1/4 degrees East, 31 perches to a point in the center of Highway Route No. 15, thence along the center of said highway, North 32-3/4 degrees East 25.3 perches; thence by lands now or formerly of Robert L. Evans and Pauline Evans, North 38-1/4 degrees West, a distance of 25.6 perches to a point, the place of BEGINNING, CONTAINING 4 acres and 44.8 perches, neat measure.

Parcel No. (38) G10-0018

Property Address: 2170 Old Harrisburg Road, Gettysburg, PA 17325

BEING the same premises which T-Wing Farms, Inc. a Pennsylvania Corporation, by its Deed dated February 20, 1997 and recorded on March 31, 1997 in the Office of the Recorder of Deeds in and for Adams County, in Deed Book 1347, Page 228, granted and conveyed unto Mark R. Stambaugh t/a T-Wing Farms, Proprietorship.

SEIZED and taken into execution as the property of **Mark R. Stambaugh & The United States of America** 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 January 29, 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 03-S-472 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 the improvements thereon erected situate in Huntington Township, Adams County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in or near the centerline of U.S. Route 15; thence leaving said centerline and extending along a right-of-way the following courses and distances: North 34° 30' 30" East 404.07 feet to an iron pipe; thence North 34° 30' 30" East 174.26 feet to an iron pipe at stones at lands now or formerly of George R. Barrick; thence continuing along the last mentioned lands South 55° 23' 05" East 885.21 feet to a concrete monument in or near the centerline of White Church Road, also known as T568; thence extending in and along said centerline South 43° 12' 17" West 538.62 feet to an iron pipe in the center of said last mentioned roadway; thence leaving said roadway and extending

along lands now or formerly of the Episcopal Church and E.D.L.U. Corporation North 58° 38' 35" West a distance of 804.98 feet to a point in or near the centerline of U.S. Route 15, being the point and place of BEGINNING.

CONTAINING 10.747 acres total and 9.8 12 acres net and being designated as Lot No. 2 on a final subdivision plan for John W. and Doris M. Breighner dated August 14, 1987, as prepared by John R. Williams, P.L.S. Said plan is recorded in the Adams County Recorder's Office in Plan Book 47, at page 100.

UNDER AND SUBJECT to conditions and restrictions as now appear on record.

Having thereon erected a dwelling house known as: 460 White Church Road, York Springs, PA 17372

BEING THE SAME PREMISES WHICH Verne W. Nestler, Jr. and Amelia I. Nestler, by Deed dated 4/30/02 and recorded 5/7/02 in Adams County Deed Book 2651, Page 285, granted and conveyed unto Franklin D. Buckley, Jr.

SEIZED IN EXECUTION AS THE PROPERTY OF FRANKLIN D. BUCKLEY, JR. UNDER ADAMS COUNTY JUDGMENT NO. 03-S-472

MAP & PARCEL 22-106-12

SEIZED and taken into execution as the property of **Franklin D. Buckley, 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 February 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1279 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 in Menallen Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a 33-foot right-of-way at land now or formerly of Grayson P. Showers, et ux, South 69-1/2 degrees West, 180 feet to a point; thence in said 33-foot right-of-way by land of same North 83-3/4 degrees West, 342 feet to a point; thence leaving said 33-foot right-of-way and by other land now or formerly of Grayson P. Showers, et ux., aforesaid, North 37-1/4 degrees West, 131.5 feet to an iron pin; thence by said other lands now or formerly of Grayson P. Showers North 77-1/4 degrees East, 447.8 feet to an iron pin in the center of another 33-foot right-of-way; thence in the center of said 33-foot right-of-way and by other land now or formerly of Grayson P. Showers South 39-1/2 degrees East, 230 feet to a point, the place of BEGINNING.

CONTAINING 1 acre and 151.968 square perches.

The above description was taken from a draft of survey by Curvin A. Wentz, R.S., dated October, 1966.

SUBJECT TO the restrictions and responsibilities as fully set forth in Record Book 1880, Page 25.

TITLE TO SAID PREMISES IS VESTED IN Frank A. Brown, Single, by Deed from Craig Schmitz and Marion Schmitz, husband and wife, dated 12/28/2004, recorded 01/11/2005, in Deed Book 3836, page 72.

Tax Parcel: (29) E05-0098A

Premises Being: 795 Maryland Avenue, Aspers, PA 17304

SEIZED and taken into execution as the property of **Frank A. Brown** 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 February 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1401 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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, lying and being in Hamilton Township, Adams County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a steel pin set along a fifty (50) feet wide right of way known as Foxtown Drive and Lot No. 44 of the hereinafter referenced subdivision plan; thence along said Lot No. 44 North two (02) degrees four (04) minutes forty-seven (47) seconds West, two hundred sixty-six and eighty-two hundredths (266.82) feet to a steel pin set at Lot No. 42 of said plan; thence along Lot No. 42 South sixty-nine (69) degrees fifty-three (53) minutes thirty-five (35) seconds East, three hundred twelve and ninety-five hundredths (312.95) feet to a steel pin set along the above mentioned Foxtown Drive; thence along and with said Foxtown Drive South seven (07) degrees nine (09) minutes zero (00) seconds West, twenty-three and zero hundredths (23.00) feet to a point; thence continuing by a curve to the right with a radius of one hundred fifty and zero hundredths (150.00) feet, an arc distance of two hundred eleven and forty-six hundredths (211.46) feet, and a long chord bearing and distance of South forty-seven (47) degrees thirty-two (32) minutes six (06) seconds West, one hundred ninety-four and thirty-eight hundredths (194.38) feet to a point; thence continuing South eighty-seven (87) degrees fifty-five (55) minutes thirteen (13) seconds West, one hundred thirty-eight and three hundredths (138.03) feet to a steel pin set at Lot No. 44 of said plan, the point and place of BEGINNING. CONTAINING 1.265 Acres and being identified as Lot No. 43 on the hereinafter-referenced subdivision plan.

The above description was taken from a final Subdivision Plan prepared by Worley Surveying. Said Plan was recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Plan Book 78, at Page 56.

SUBJECT, NEVERTHELESS, to a MET-ED Utility Right of Way as shown on the above subdivision plan.

SUBJECT, ALSO, to the Declaration of Restrictions recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Terry M. Jordan, Sr. and Josephine K. Jordan, h/w, as tenants by the entireties, by Deed from L.L. Lawrence Builders, Inc., a Pennsylvania Corporation, dated 05/06/2002, recorded 05/07/2002 in Book 2652, Page 0031.

Tax Parcel: (17) L09-0212-000

Premises Being: 60 Foxtown Drive, Abbottstown, PA 17301

SEIZED and taken into execution as the property of **Terry Michael Jordan, Sr. & Josephine Kathleen Jordan** 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 February 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1013 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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.:

Those two pieces of ground situate in Carroll Valley Borough, formerly Hamiltonban Township, County of Adams, Commonwealth of Pennsylvania.

TRACT NO. 1- LOT NO. 114 IN SECTION J:

BEGINNING at a point in the center of Treetop Trail at Lot No. 113; thence by said Lot No. 113 now or formerly of John Joseph Glazier and Virginia Lee Glazier South 16 degrees 33 minutes West 150 feet to Lot No. 58; thence by Lot No. 58 North 73 degrees 27 minutes West 135 feet to Lot No. 115; thence by said Lot No. 115 North 16 degrees 33 minutes East 150 feet to a point in the center of Treetop Trail; thence in the center of said Treetop Trail South 73 degrees 27 minutes East 135 feet to the place of BEGINNING.

TRACT NO. 2- LOT NO. 58 IN SECTION J:

BEGINNING at a point in the cul-de-sac of Cross Land Trail at Lot No. 57; thence in the cul-de-sac and by said lot South 55 degrees 38 minutes 20 seconds West 115.92 feet to an iron pipe at lands now or formerly of Howard C. Selferd; thence by said lands North 24 degrees 19 minutes West 204.37 feet to Lot No. 116; thence by said lot North 16 degrees 33 minutes East 67 feet to Lot No. 115; thence by said lot and by Lot No. 114 South 73 degrees 27 minutes East 270 feet to Lot No. 59; thence by said lot and in the cul-de-sac of said Cross Land Trail South 42 degrees 12 minutes 20 seconds West 145.96 feet to the place of BEGINNING.

THE ABOVE DESCRIPTIONS were 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 1 at Page 24.

TITLE TO SAID PREMISES IS VESTED IN Brian C. Harry and Rocsan L. Harry, h/w, by Deed from Brian C. Harry, joined by his wife, Rocsan L. Harry, dated 05/01/2002, recorded 05/07/2002 in Book 2650, Page 212.

Tax Parcel: 43-002-0048-000

Premises Being: 23 Treetop Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Brian C. Harry a/k/a**

**Brian Harry & Rocsan L. Harry** 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 February 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1355 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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, being more particularly bounded and described as follows:

BEGINNING at a point in the center of said Township Road at lands now or formerly of Byron J. Orndorff and Belinda M. Orndorff, husband and wife; thence leaving said Township Road, and through an iron pin set back, South 29 degrees 29 minutes West, 334.03 feet to an iron pin at the intersecting property lines now or formerly of Byron J. Orndorff and Belinda M. Orndorff, husband and wife, and lands now or formerly of Olmer B. Spence; thence by lands now or formerly of Olmer B. Spence, North 13 degrees 22 minutes West, 76.08 feet to an iron pin; thence continuing by lands now or formerly Olmer B. Spence, and through existing iron pin on the south side of Township Road T-304 and across said Township Road T-304, North 21 degrees 29 minutes West, 405.57 feet to an iron pin at the existing stones on the northern side and curve of Township Road T-304; thence along the north side and through the center line of Township Road T-304, South 64 degrees 4 minutes East, 367.32 feet to a point in the center of Township Road, the place of BEGINNING.

Parcel#: (12) C10-41B

Property address: 1894 Old Route 30, Oртanna, PA 17353

SEIZED and taken into execution as the property of **Pamela L. Hartman & William L. Hartman** 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 February 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-907 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 2010, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT CERTAIN tract of land situated, lying and being in Tyrone Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a rail road spike in Reservoir Road (T-651) at corner of Lot No. 2; thence by Lot No. 2 through a referenced rebar set back 22.24 feet from the beginning of this course North 05 degrees 39 minutes 00 seconds East 109.23 feet to a rebar; thence along same North 29 degrees 56 minutes 00 seconds East 155.74 feet to a concrete monument; thence by the same North 36 degrees 17 minutes 10 seconds West 240.28 feet to a concrete to monument at corner of lands now or formerly of Three Springs Fruit Farm; thence by the same North 32 degrees 02 minutes 20 seconds East 338.02 feet to a steel pin at lands of Crestmont Orchards, Inc.; thence by the same South 14 degrees 23 minutes 40 seconds East 364.49 feet to an existing iron pipe; thence by lands of GAIDA South 17 degrees 39 minutes 10 seconds East 420.19 feet to a rebar; thence along lands of same South 51 degrees 47 minutes 35 seconds West 55.08 feet to a point in the Reservoir Road Right of Way; thence in the right of way and road North 76 degrees 54 minutes 50 seconds West 268.85 feet to a rail road spike; thence in same North 85 degrees 53 minutes 05 seconds West 38.57 feet to a rail road spike at corner of Lot No. 2 the place of BEGINNING.

## BEING 40-G4-23

BEING the same premises which Craig W. Hikes by Deed dated May 24, 2007 and recorded in the Adams County Recorder of Deeds Office on August 8, 2007 in Deed Book 4938, page 292, granted and conveyed unto Craig W. Hikes and Welen G. Hikes.

Premises Being: 61 Reservoir Road, Tyrone, PA 17324

SEIZED and taken into execution as the property of **Welen G. Hikes & Craig W. Hikes** 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 February 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1030 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 in Hamiltonban Township, Adams County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at a steel pin at corner of land now or formerly of C.S. Sowers; thence by said land, North 73 degrees 28 minutes West, 1,018.87 feet to a steel pin at land now or formerly of Goldie Dudash; thence by said land, North 4 degrees 35 minutes West, 115.97 feet to a steel pin; thence by land now or formerly of Grayce D. Been and Claudia Payne, North 78 degrees 44 minutes East, 286.63 feet to a point; thence North 48 degrees 58 minutes East, 90.63 feet to a steel pin; thence by land now or formerly of Joseph E. Been and continuing in the center of roadway approximately 33 feet wide, North 87 degrees 55 minutes East, 230.39 feet to a point in said roadway; thence continuing in said roadway by land of same, South 48 degrees 9 minutes East, 218.60 feet to a point in said roadway; thence continuing in said roadway, South 75 degrees 46 minutes East, 149.95 feet to a point in said roadway; thence continuing in said roadway, South 84 degrees 40 minutes East, 118.55 feet to a point in said roadway; thence continuing in said roadway North 86 degrees 26 minutes East, 94.76 feet to land now or formerly of Robert Mickley and land now or formerly of C.S. Sowers; thence leaving said roadway and by land now or formerly of C.S. Sowers, South 18 degrees 32 minutes West, 360.17 feet to the place of BEGINNING.

Being Known As: 70 Yankee Lane, Carroll Valley, PA 17320.

TITLE TO SAID PREMISES IS VESTED IN Edward H. Porter and Phyllis Jones-Porter by deed from Peace of the Pie, LLC, a Maryland limited liability company registered to do business in Pennsylvania as a foreign limited liability

company, dated November 16, 2006 and recorded November 20, 2006 in Deed Book 4648, Page 225.

TAX ID. #: 18-B14-0058

SEIZED and taken into execution as the property of **Edward H. Porter & Phyllis Jones-Porter** 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 February 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.

12/18, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-818 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 in the Township of Latimore, County of Adams, Commonwealth of Pennsylvania and described as follows, that is to say:

BEGINNING for a point within the right-of-way of Lake Meade Road at Lot No. 2 of the hereinafter referred to subdivision plan, thence along said Lot No. 2 North through a steel pin set thirty-one and fifty-five hundredths (31.55) feet from the beginning of this course North fifteen (15) degrees forty-seven (47) minutes thirty-nine (39) seconds West nine hundred eighty-seven and seventy-nine hundredths (987.79) feet to a steel pin set at lands now or formerly of William C. Miller; thence along said lands now or formerly of William C. Miller North seventy-two (72) degrees five (05) minutes forty (40) seconds East two hundred ninety-one and zero hundredths (291.00) feet to a concrete monument set in a pole; thence continuing along said lands now or formerly of William C. Miller and along lands now or formerly of Floyd Seville and lands now or formerly of Melvin G. Schandemeier South fifteen (15) degrees thirty-seven (37) minutes twenty-three (23) seconds East five hundred twenty-one and forty-eight hundredths (521.48) feet to a steel pin found; thence continuing along lands now or formerly of Melvin G. Schandemeier South eighty-seven (87) degrees fourteen (14) minutes eighteen (18) seconds East four hundred thirty-four and thirty-nine hundredths (434.39) feet to a point in the right-of-way of Braggtown Road; thence in and through the right-of-way of Braggtown Road South twenty-two (22) degrees forty-four (44) minutes forty-six (46) seconds West five hundred fourteen and nine hundredths (514.09) feet to a point at the intersection of Braggtown Road and Lake Meade Road; thence in and through the right-of-way of Lake Meade Road North seventy-nine (79) degrees twenty-five (25) minutes thirty-three (33) seconds West one hundred thirty-four and seventy-one hundredths (134.71) feet to a point; thence continuing in and through said right-of-way North eighty-seven (87) degrees forty-six (46) minutes zero (00) seconds West two hundred twenty and forty-eight hundredths (220.48) feet to a point, the place of BEGINNING. CONTAINING 10.005 acres and Being known as Lot No. 1 on the final subdivision plan of Jack W. and

Barbara E. Anderson, which plan is recorded in the Adams County Recorder of Deed's Office in Plat Book 83, Page 42, Part of Parcel No. Map 124, Parcel 45 LT # 50041L.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rights-of-way of record.

TITLE TO SAID PREMISES IS VESTED IN Rebecca L. Raver, single person, by Deed from James Edgar Wyatt, a single person, dated 01/17/2006, recorded 01/19/2006 in Book 4288, Page 184.

Tax Parcel: 23-K04-0045A-000

Premises Being: 1861 Braggtown Road, East Berlin, PA 17316

SEIZED and taken into execution as the property of **Rebecca L. Raver** 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 February 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.

12/18, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-662 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 on the north side of Centennial Street, Borough of Fairfield, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike in the center of Centennial Street at corner of land formerly of Sarah C. Weikert and now or formerly of Gertrude Cool, thence along said land of Gertrude Cool, North 44 degrees 00 minutes 45 seconds East, 262.43 feet to a post at other land formerly of Sarah C. Weikert about to be distributed to Howard L. Weikert, Jr., et ux; thence along said land of Howard L. Weikert, Jr., South 46 degrees 30 minutes East, 56.39 feet to an iron pin;

thence continuing along same South 42 degrees 34 minutes 15 seconds West, 263 feet to a railroad spike in the center of Centennial Street; thence in the center of Centennial Street North 46 degrees 00 minutes 00 seconds West 63.00 feet to the railroad spike, the place of BEGINNING. CONTAINING 15,680 square feet.

TITLE TO SAID PREMISES IS VESTED IN Christopher D. Jordon, by Deed from Clara Mae Sanders, unmarried, dated 09/28/1999, recorded 09/30/1999 in Book 1923, Page 0247.

Tax Parcel: 11-006-0059-000

Premises Being: 19 Centennial Street, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Christopher D. Jordon** 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 February 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.

12/11, 18 & 23

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-704 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 parcel of land situate in the Borough of Arendtsville, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a mark on the curb along the eastern side of Pearl Street at corner of other land of Richard C. Price and wife; thence along said curb North 21 degrees 25 minutes West, 21.50 feet to another mark on said curb; thence by other land of Fred H. Lewis and wife North 67 degrees 52 minutes East, 151.05 feet to an iron pin; thence South 21 degrees 52 minutes East, 21.50 feet to iron pin at corner of other land of Richard C. Price and wife; thence by said other land of Richard C. Price and wife South 67 degrees 52 minutes West, 151.22 feet to a mark on the curb along the eastern side of Pearl Street, the place of BEGINNING. CONTAINING .075 acre.

The foregoing description was obtained from a draft of a survey made by Boyer-Price Surveying on December 22, 1972.

PARCEL IDENTIFICATION NO 02-006-0028-000

TITLE TO SAID PREMISES IS VESTED IN Richard C. Price and Phyllis H. Price, h/w, as tenants of an estate of entireties, by Deed from Fred H. Lewis and Elizabeth S. Lewis, h/w, dated 01/22/1973, recorded 04/26/1973 in Book 306, Page 376.

Tax Parcel: 02-006-0028-000

Premises Being: 27 Pearl Street, Arendtsville, PA 17303

SEIZED and taken into execution as the property of **Richard C. Price & Phyllis H. Price** 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 February 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.

12/18, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1250 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 Carroll Valley Borough (formerly Liberty Township), Adams County, Pennsylvania, being Lot No. 186 in Section A, bounded and described as follows:

BEGINNING at a point in the center of Lakeview Trail at Lot No. 185; thence by said lot South 62 degrees 13 minutes East, 240 feet to a point at Lot No. 181; thence by a portion of said lot and by a portion of Lot No. 171 South 27 degrees 47 minutes West, 100 feet to Lot No. 187; thence by said lot North 62 degrees 13 minutes West, 240 feet to a point in the center of said Lakeview Trail; thence in said Lakeview Trail North 27 degrees 47 minutes East, 100 feet to the place of BEGINNING.

The above description was taken from a plan of lots labeled 'Section A, Charnita' dated March 10, 1965, prepared by Gordon L. Brown, R.S., and recorded in Adams County Miscellaneous Docket 3 at Page 733.

BEING THE SAME WHICH Peter Michael Plau and Ann Rebecca Plau, husband and wife, by H. Thomas Pyle, their attorney-in-fact, by deed dated November 9, 1989, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 539 at Page 154, sold and conveyed unto Carol Ann Sakiewicz, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Brady E. Ridgley and Clara E. Ridgley, h/w, as tenants of an estate by the entireties, by Deed from Carol Ann Sakiewicz, unmarried, dated 11/18/1994, recorded 11/22/1994 in Book 967, Page 242.

Tax Parcel: (43) 017-0025

Premises Being: 6 Lake View Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Brady E. Ridgley & Clara E. Ridgley** 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 February 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.

12/18, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1381 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 in the Borough of McSherrystown, Adams County, Pennsylvania, bounded and limited as follows:

BEGINNING at an iron pipe on the Western side of Water Street (nine feet from the center line of said street) at other lands now or formerly of Elsie M. Bange; thence along said other lands now or formerly of Elsie M. Bange, South seventy-three (73) degrees eighteen (18) minutes thirty-five (35) seconds West, one hundred seventy-seven and thirty-one hundredths (177.31) feet to an iron pipe at lands now or formerly of Lewis Klunk; thence along said lands now or formerly of Lewis Klunk, North sixteen (16) degrees West, seventy-six and thirty-five hundredths (76.35) feet to an iron pipe at lands now or formerly of Donald Klunk; thence along said lands now or formerly of Donald Klunk and lands now or formerly of Mrs. Donald Reigle, North Sixty-five (65) degrees six (6) minutes fifty-five (55) seconds East, one hundred seventy-nine and eighty-five hundredths (179.85) feet to and iron pipe on the Western side of the aforesaid Water Street, thence along the Western side of said Water Street, South fifteen (15) degrees forty-six (46) minutes twenty-five (25) seconds East, one hundred two (102) feet to an iron pipe, the place of Beginning. Containing 15,826 square feet. (This description is taken from a survey prepared by J.H. Rife, Registered Engineer, File No. A-903)

BEING THE SAME PREMISES BY DEED FROM RANDY L. SALISBURY AND MELISSA A. SALISBURY (FORMERLY HUSBAND AND WIFE) DATED 06/23/2005 AND RECORDED 08/11/2005 IN BOOK 4081 PAGE 112 GRANTED AND CONVEYED UNTO MELISSA A. SALISBURY, A SINGLE WOMAN.

Being Known As 30 Water Street, McSherrystown, PA 17344

TAX PARCEL NO: 28-3-1

SEIZED and taken into execution as the property of **Melissa A. Salisbury** 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 February 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.

12/18, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-1075 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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 Mt. Pleasant Township, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point in the center of Lincoln Highway (U.S. Route #30) at the intersection with the center of Legislative Route No. 01069; extending thence in and through said Legislative Route No. 01069, South thirty-seven (37) degrees thirty-seven (37) minutes twenty-five (25) seconds West, four hundred seventy-three (473) feet to a point; extending thence in and through same, South eight (8) degrees thirty-two (32) minutes fifty-nine (59) seconds West, five hundred nine and thirteen hundredths (509.13) feet to center of said Legislative Route at lands now or formerly of John Erb; thence along said lands, South eighty-nine (89) degrees thirty-one (31) minutes eleven (11) seconds West, seven hundred forty-four and sixty-eight hundredths (744.68) feet to a stone (erroneously described as seven hundred twenty-six and forty-three hundredths (726.43) feet in the prior deed) at lands now or formerly of Norman Becker; extending thence along last named lands, North thirty (30) degrees thirteen (13) minutes twenty-seven (27) seconds East, eleven hundred seven and fifty-seven hundredths (1107.57) feet to the center of the aforesaid Lincoln Highway; extending thence along center of Lincoln Highway, South eighty-two (82) degrees thirty (30) minutes East, five hundred fifty-six and thirty-five hundredths (556.35) feet to the point and place of BEGINNING. CONTAINING 12.6604 acres. The above description based on survey of Donald E. Worley, Registered

Surveyor, Hanover, Pennsylvania, made on July 27, 1971, Field Book No. 71, File No. C-52.

TITLE TO SAID PREMISES IS VESTED IN Nathan L. Stump, single, by Deed from Pabrade, L.L.C., a Maryland limited liability company, dated 02/24/2006, recorded 03/07/2006 in Book 4335, Page 349.

Tax Parcel: (32) I 11-31A

Premises Being: 3775 York Road, New Oxford, PA 17350

SEIZED and taken into execution as the property of **Nathan L. Stump** 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 February 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.

12/18, 23 & 31

## SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-540 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 22nd day of January, 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, more particularly described as follows:

BEGINNING at a point in the southern edge of Peach Glen-Idaville Road at corner of Lot No. 1 on the hereinafter referred to plan of lots; thence by said Lot No. 1, North nineteen (19) degrees fifty-five (55) minutes thirty (30) seconds East, three hundred thirty-four and ninety hundredths (334.90) feet to a point; thence by same, North fourteen (14) degrees thirty (30) minutes zero (00) seconds East, fifty-six and fifty-seven hundredths (56.57) feet to a point at corner of Lot No. 11 on the hereinafter referred to plan of lots; thence by said Lot No. 11, South eighty-two (82) degrees fifty-five (55) minutes zero (00) seconds East, one hundred sixty-five and zero hundredths (165.00) feet to a point at corner of Lot No. 12 on the hereinafter referred to plan of lots; thence by said Lot No. 12, and by a portion of Lot No. 14, passing through a point set back seventy and no hundredths (70.00) feet from the last mentioned point, South seven (07) degrees

five (05) minutes zero (00) seconds West, two hundred twenty-five and zero hundredths (225.00) feet to a point; thence continually by said Lot No. 14, South thirty-six (36) degrees twenty-six (26) minutes fifty-eight (58) seconds West, two hundred sixty-seven and twenty-eight hundredths (267.28) feet to a point on the southern edge of Peach Glen-Idaville Road, aforesaid; thence in said Peach Glen-Idaville Road, North forty-nine (49) degrees fifty (50) minutes fifty-three (53) seconds West, one hundred thirty-eight and two hundredths (138.02) feet to a point on the southern edge of Peach Glen-Idaville Road the point and place of BEGINNING.

CONTAINING 1.764 Acres.

The above description was taken from a plan of lots prepared by John R. Williams, P.L.S., dated May 13, 1994, and recorded in Plat Book 64, at page 92, designating the above as Lot No. 15.

SUBJECT NEVERTHELESS, to the covenants, restrictions and reservations which run with the land and are binding upon and inure to the benefit of the grantees, their heirs and assigns, and which covenants, restrictions are set forth of record.

## BEING KNOWN AS PARCEL NUMBER (22) G03-0126

Further subject nevertheless to all restrictions, easements, rights of way, conditions and/or setback lines filed with Plan in Book 64 at page 92.

1. There shall be permitted one horse per 3,600 square feet of land.
2. There shall be no single or double wide mobile homes, modular homes shall be permitted.
3. There shall be permitted no commercial poultry or hog operations.
4. There shall be permitted no junk or unlicensed vehicles.
5. There shall be no stock piling of anything other than firewood, which shall be permitted.
6. Each Residential dwelling shall have a minimum of 960 square feet of living area.

TOGETHER WITH all and singular the buildings and improvements, ways, street, alleys, driveways, passages, waters, water-courses, right, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of in and to the same.

TO HAVE AND TO HOLD, the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

TITLE TO SAID PREMISES IS VESTED IN Krista L. Snyder and Richard Snyder, daughter and father, by Deed from Krista L. Snyder, single person, dated 09/30/2004, recorded 10/06/2004 in Book 3729, Page 109.

Tax Parcel: (22)G03-0126-000

Premises Being: 405 Peach Glen-Idaville Road, Gardners, PA 17324

SEIZED and taken into execution as the property of **Krista L. Snyder & Richard Snyder** 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 February 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.

12/11, 18 & 23

**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 DAVID L. BUCKLEY, DEC'D**

Late of Huntingdon Township, Adams County, Pennsylvania

Executrice: Jamie L. Chapman, 9 Wargo Lane, Dillsburg, PA 17019

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

**ESTATE OF WILLIAM LOUIS BUSBEY, JR., DEC'D**

Late of New Oxford Borough, Adams County, Pennsylvania

Administratrix: Michele R. Busbey, 250 Marsh Creek Heights, Gettysburg, Pennsylvania 17325

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

**ESTATE OF GLADYS M. FLICKINGER, DEC'D**

Late of McSherrystown Borough, Adams County, Pennsylvania

Executrix: Regina M. Harms, a/k/a Regina M. McCracken, 130 Gun Club Road, York Springs, PA 17372

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

**ESTATE OF HAROLD L. KING, DEC'D**

Late of Huntingdon Township, Adams County, Pennsylvania

Co-Executors: Cindy L. (King) Sowers, 1366 White Oak Tree Road, Gardners, PA 17324, and Jeffrey L. King, 60 Cherry Hill Road, Gardners, PA 17324

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

**ESTATE OF PHYLLIS Q. PITTENTURF, a/k/a PHYLLIS Y. PITTENTURF, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administratrix c.t.a.: Debra Kay Pittenturf, 64 E. Water St., Gettysburg, PA 17325

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

**SECOND PUBLICATION****ESTATE OF PAULINE CONAWAY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Sandy S. Shelley, 372 Pegram St., Gettysburg, PA 17325

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

**ESTATE OF ROBERT F. LAIN, II, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Administrator: Susan L. Lain, 252 Thomas Dr., Gettysburg, PA 17325

**ESTATE OF PAULINE R. LOWE, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Executors: Ruth A. Watson, Linda K. Watson, Ronald L. Lowe, and Robert W. Lowe, 11277 Furnace Road, Blue Ridge Summit, PA 17214

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

**ESTATE OF NORMA J. REDMOND, DEC'D**

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

Executor: Paul G. Lutz, c/o Robert M. Strickler, Esq., 110 South Northern Way, York, PA 17402

Attorney: Robert M. Strickler, Esq., 110 South Northern Way, York, PA 17402

**ESTATE OF DOROTHY E. SHUGARS, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrices: Joan Diane Colvin and Linda Joyce Hogan, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, 40 York Street, Hanover, PA 17331

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

**THIRD PUBLICATION****ESTATE OF JANE L. HARBAUGH, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executors: David B. Lott, 16739 Tintagel Court, Dumfries, VA 22025; Robert C. Lott, Jr., 760 Wenksville Road, Biglerville, PA 17307

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

**ESTATE OF ANNIE B. LAYMAN, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Administrator c.t.a.: Ronald Layman, 390 Old Waynesboro Road, Fairfield, PA 17320

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

**ESTATE OF R. KENNETH MICKLEY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

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

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

**ESTATE OF DORIS K. WERDEBAUGH, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrices: Shirley Ann Werdebaugh and Joan Louise Werdebaugh, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, 40 York Street, Hanover, PA 17331

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

NOTICE BY THE ADAMS COUNTY  
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, January 8, 2010 at 8:30 a.m.

**DeUNGER**—Orphan's Court Action Number – OC-134-2005. The First and Final Account of Stephanie S. Gonos, Executrix of the Estate of John P. DeUnger, late of Littlestown, Adams County, Pennsylvania, deceased.

**BARKER**—Orphan's Court Action Number – OC-131-2009. The First and Final Account of David Kelly, Executor, of the Estate of Mazie M. Barker, late of the Butler Township, Adams County, Pennsylvania, deceased.

Kelly A. Lawver  
Clerk of Courts

12/23 & 31

## CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that on December 14, 2009, a Certificate of Organization for BC&W ENTERPRISE, LLC, will be filed with the Pennsylvania Department of State in Harrisburg, PA, pursuant to 15 Pa. C.S.A. Sec. 8913. The initial registered office for BC&W Enterprise, LLC, is 121 Vernon Lane, Littlestown, PA 17340.

Larry W. Wolf, Esq.

12/23

## LEGAL NOTICE—ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street in Littlestown, PA, between the hours of 1:00 and 2:00 p.m., on January 16th, 2010 to elect directors and to transact any other business properly presented.

Attest: Marilyn Q. Butt  
President & Treasurer; Director

12/18, 23, 31 & 1/8

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