

Adams County Legal Journal

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-681 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 November, 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 Menallen Township, County of Adams, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin and stones on corner of land now or formerly of Joseph W. Cooley; thence running by land of same, North 74 degrees East, 97.5 feet to an iron pin and stones; thence running by land of same and public road, South 16 degrees East, 218 feet to iron pin and stones; thence running by land now or formerly of the said Joseph W. Cooley, South 74 degrees West, 97.5 feet to iron pin and stones; thence running by land of same, North 16 degrees West, 218 feet to the place of BEGINNING.

CONTAINING 77 perches and 29 square feet, more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Brian C. Weigle, a single man, by Deed from Richard C. Group, a single man and Robert A. Grove and Anne E. Grove, h/w, dated 07/18/2006, recorded 08/09/2006 in Book 4525, Page 255.

Tax Parcel: (29) D 07-0011--000

Premises Being: 210 Upper Temple Road, Biglerville, PA 17307-9310

SEIZED and taken into execution as the property of **Brian C. Weigle** 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 December 4, 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.

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1511 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 November, 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 Menallen Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Eastern edge of Legislative Route 010101, at corner of land now or formerly of David Taylor; thence in said Legislative Route 01010, South 33 degrees 00 minutes 00 seconds East, 171.16 feet to a railroad spike 4 feet from the Western edge of said Legislative Route 01010, at corner of land now or formerly of E.C. Anderson; thence by said land E.C. Anderson, and passing through a reference pipe set back 18.30 feet from the last mentioned point, South 49 degrees 50 minutes 10 seconds West, 106.00 feet to an existing iron pin; thence by same, South 38 degrees 55 minutes 50 seconds East, 171.48 feet to a pipe at corner of land now or formerly of Leroy Routsong; thence by said land of Leroy Routsong, South 49 degrees 29 minutes 30 seconds West, 819.26 feet to a pipe (said pipe being North 7.7 feet from an apple tree); thence by same, North 37 degrees 19 minutes 10 seconds West, 548.01 feet to a pipe at corner of stone row on line of land now or formerly of Janet Harder; thence by said land of Janet Harder and by land now or formerly of Frank Wageman, and passing through an iron pin at an existing stone pile on

boundary line, set back 318.90 feet from the last mentioned point, North 52 degrees 34 minutes 30 seconds East, 745.91 feet to a pipe at corner of land now or formerly of David Taylor; thence by said land of David Taylor, South 32 degrees 00 minutes 00 seconds East 149.00 feet to a pipe; thence by same, and passing through a reference pipe set back 30.85 feet from the next mentioned point, North 55 degrees 00 minutes 00 seconds East 200.00 feet to a point, the place of BEGINNING.

CONTAINING 10.028 acres.

Address: 444 Bendersville Wenksville Road, Aspers, PA 17304-9415

Tax Map or Parcel ID No.: (29) E05-0046

Tax Parcel No: 29-E-5-46

SEIZED and taken into execution as the property of **Kelly S. Slate** 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 December 4, 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.

10/16, 23 & 30

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-723 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 November, 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 lots known as Lots 1167 and 1168 in Lake Meade, Latimore Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a 3/4 inch pipe on the Northeastern property line of McCandless Drive at corner of Lot No. 1166; thence along the Northeastern property line of McCandless Drive, North 62 degrees 23 minutes 19 seconds West, 150 feet to a 3/4 inch pipe at corner of Lot No. 1169; thence along Lot 1169, North 27 degrees 36 minutes 41 seconds East, 200 feet to a 3/4 inch pipe; thence South 62 degrees 23 minutes 19 seconds East, 150 feet to a 3/4 inch pipe at corner of Lot No. 1166; thence along Lot No. 1166, South 27 degrees 36 minutes 41 seconds West, 200 feet to the above described place of BEGINNING.

The above descriptions were taken from a subdivision plan of Lake Meade subdivision recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Miscellaneous Book 1 at Page 21.

TITLE TO SAID PREMISES IS VESTED IN Lisa L. Steele and Christopher D. Steele by deed from William E. Lanning, now joined by his wife, Ken Lanning, dated June 20, 2005 and recorded June 22, 2005 in Deed Book 4014, Page 190.

TAX ID. #: 24-009-0060

Being Known As: 70 McCandless Drive, East Berlin, PA 17316.

SEIZED and taken into execution as the property of **Lisa Steele & Christopher Steele** 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 December 4, 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.

10/23, 30 & 11/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-565 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 November, 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 the following described tract of land, situate, lying and being in Hamilton Township, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point in the center of Rolling Lane (T-547) at corner of Lot 6 on the hereinafter referred to subdivision plan;

THENCE along Lot 6, South 43 degrees 38 minutes 42 seconds East, 172.20 feet to a concrete monument on line of land now or formerly of Dorothy E. Schalline;

THENCE along said Schalline land, and passing through a steel pin 21.78 feet from the end hereof, South 52 degrees 24 minutes 50 seconds West 286.95 feet to a point in the center of Woods Road (T-506);

THENCE in, along and through said Woods Road, North 38 degrees 32 minutes 28 seconds West, 142.48 feet to a point in the intersection of said Woods Road and Rolling Lane;

THENCE in, along and through said Rolling Lane, North 46 degrees 21 minutes 18 seconds East, 272.67 feet to the point and place of BEGINNING, CONTAINING 43,916.719 square feet or 1.008 acres.

FOR informational purposes only: the APN is shown by the County Assessor

as (17) L10-(11); source of title is Book 3649, Page 198 (recorded 07/26/04)

TITLE TO SAID PREMISES IS VESTED IN Tony J. Hippensteel and Debra A. Hippensteel, h/w, as tenants of an estate by the entireties, by Deed from Donald A. Hippensteel and Peggy A. Hippensteel, dated 07/19/2004, recorded 07/26/2004 in Book 3649, Page 198.

Tax Parcel: (17) L 10-0006D-000

Premises Being: 5 Rolling Lane, Abbottstown, PA 17301-9749

SEIZED and taken into execution as the property of **Debra Hippensteel & Tony Hippensteel** 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 December 4, 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.

10/23, 30 & 11/6

FOSTIK VS. LAWRENCE ET AL

1. The Commonwealth Court reasoned that since Rule 1028(b) is intended to prevent a series of dilatory steps, it is permissible for a defendant to raise all possible preliminary objections to the amended complaint, even when not raised to an original complaint, because there is no additional dilatory step added.

2. In order to establish a cause of action for breach of contract, the pleadings must show: (1) the existence of a contract, including its essential terms; (2) a breach of a duty imposed by the contract; and (3) resultant damages.

3. An action for fraud requires a party to plead and prove the following elements: (1) a representation; (2) which is material to the transaction; (3) made falsely, with knowledge of its falsity or recklessness as to whether it is true or false; (4) with the intent of misleading another into relying on it (scienter); (5) justifiable reliance on the misrepresentation; and (6) the resulting injury was proximately caused by the reliance.

4. In pleading the cause of action under Pennsylvania Fair Trade Practice and Consumer Protection Law, a plaintiff must show that he justifiably relied on the defendant's wrongful conduct or representation and that he suffered harm as a result of that reliance.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 08-S-214, ROBERT K. FOSTIK AND KATHRYN M. FOSTIK VS. DAVID L. LAWRENCE T/D/B/A VALLEY CREST BUILDERS.

James F. Logue, Esq., for Plaintiffs

Scott J. Strausbaugh, Esq., for Defendant

George, J., December 17, 2008

OPINION

Before the Court for disposition are the Preliminary Objections of the Defendant, David L. Lawrence t/d/b/a Valley Crest Builders ("Lawrence"), to Plaintiffs', Robert K. Fostik and Kathryn M. Fostik (collectively "Fostik"), Second Amended Complaint. Additionally, Fostik has filed Preliminary Objections to the Preliminary Objections of Lawrence. Each shall be disposed of seriatim.

Fostik's first Preliminary Objection to Lawrence's Preliminary Objections alleges a violation of Pennsylvania Rule of Civil Procedure 1028(b). The relevant portions of that rule require that all preliminary objections be raised at one time. Fostik claims a violation of this rule since Lawrence's Preliminary Objections to the Second Amended Complaint are different from the Preliminary Objections filed following the filing of the original Complaint. This issue is controlled by *Commonwealth by Preate v. Events Int'l, Inc.*, 585 A.2d 1146, 1149 (Pa.Cmwlth. 1991).

In *Events Int'l, Inc.*, the Commonwealth Court recognized that Rule 1028(b) is inapplicable in situations where a new complaint is filed. The Commonwealth Court reasoned that since Rule 1028(b) is intended to prevent a series of dilatory steps, it is permissible for a defendant to raise all possible preliminary objections to the amended complaint, even when not raised to an original complaint, because there is no additional dilatory step added. *Id.* at 1149. Accordingly, this Preliminary Objection is denied.

Fostik's second Preliminary Objection, although inartfully drafted, appears to raise a claim of *res judicata*. Fostik argues that Preliminary Objections to the Second Amended Complaint are similar to those raised in earlier complaints which were resolved in favor of Fostik. Fostik suggests, therefore, that it is improper to re-litigate those same issues.

The Achilles' heel in Fostik's argument is that the current Preliminary Objections, although similar, are distinct from those raised in earlier pleadings. Specifically, in Preliminary Objections to the Amended Complaint, Lawrence challenged the specificity of the fraud related causes of action. In denying those Preliminary Objections, the Court found the Complaint sufficiently specific to allow the claims to proceed, however, recognized Lawrence's ability to file appropriate dispositive motion once the pleadings were closed. Following that ruling, Fostik filed a Second Amended Complaint which specifically defines the fraud related allegations in the context of representations concerning the installation of a wash tub. Lawrence's current Preliminary Objections challenge the sufficiency of the allegations rather than their specificity. Accordingly, Fostik's Preliminary Objection on this basis to the Preliminary Objections of Lawrence is denied.

Fostik's final challenge to Lawrence's Preliminary Objections appears to be nothing more than a discussion of the merits of Lawrence's Preliminary Objections. As this objection is an answer to Lawrence's Preliminary Objections, the claims raised therein will be appropriately addressed during discussion of the substantive issues raised in Lawrence's Preliminary Objections. This Preliminary Objection, however, is not a basis to strike Lawrence's Preliminary Objections as improperly raised.

Lawrence's Preliminary Objections essentially challenge all allegations in Fostik's Complaint related to an alleged improper installation of a double laundry tub. In Count I of their Complaint, Fostik alleges breach of contract and itemizes significant damages, including damages related to the alleged faulty installation of a double laundry tub. In Count II of their Complaint, Fostik raises a claim of fraud based upon representations concerning the quality of workmanship which Lawrence promised. This count further alleges that the representations were fraudulently made, specifically citing deficiencies in the workmanship related to the double laundry tub. Based upon a similar factual claim, Fostik's Complaint includes a third count alleging violation of Pennsylvania's Unfair Trade Practices and Consumer Protection Law, 73 P.S. 2101-1 et seq. Lawrence demurs to Counts II and III and seeks to limit the claims in Count I by pointing out that the written contract between the parties is an integrated agreement which is silent in regard to the installation of a laundry tub. Indeed, Fostik's Second Amended Complaint recognizes that "[t]he Agreement entered into between Plaintiffs and Defendant is silent as to the installation of the double laundry tub." Plaintiffs' Second Amended Complaint, paragraph 62.

In order to establish a cause of action for breach of contract, the pleadings must show: (1) the existence of a contract, including its essential terms; (2) a breach of a duty imposed by the contract; and (3) resultant damages." *The Reformed Church of the Ascension v. Theodore Hooven & Sons, Inc.*, 764 A.2d 1106, 1109 (Pa.Super. 2000). An action for fraud requires a party to plead and prove the following elements: (1) a representation; (2) which is material to the transaction; (3) made falsely, with knowledge of its falsity or recklessness as to whether it is true or false; (4) with the intent of misleading another into relying on it (scienter); (5) justifiable reliance on the misrepresentation; and (6) the resulting injury was proximately caused by the reliance. *Gibbs v. Ernst*, 647 A.2d 882, 889 (Pa. 1994). Finally, in pleading the cause of action under Pennsylvania's Fair Trade Practice and Consumer Protection Law, a plaintiff must show that he "justifiably relied on the defendant's wrongful conduct or representation and that he suffered harm as a result of that reliance." *Yocca v. Pittsburgh Steelers Sports, Inc.*, 854 A.2d 425, 438 (Pa. 2004).

There is no question, as pointed out by Fostik, that the contract between the parties contains numerous representations concerning the quality of the workmanship to be provided by Lawrence. Claims in the Complaint involving alleged deficiencies in the performance of items contemplated by the contract are sufficient for the breach of contract action to proceed. However, Counts II and III relate solely to the installation of the double laundry tub which, according to the Complaint, was not a subject of the contract which contained the performance standards. As the Complaint is silent in regard to the legal relationship between the parties which preceded the installation of the double laundry tub, it is impossible to relate the representations of workmanship in the written contract to the alleged deficiencies in the workmanship related to the installation of the laundry tub. Thus, the critical element of a misrepresentation related to the installation of the laundry tub is absent in the current pleading. Accordingly, Lawrence's demurrer in regard to Counts II and III will be granted. Also, as the silence of the contract in regard to installation of the laundry tub negates a finding of duty, all elements of damages related to the installation of the laundry tub will be stricken. Fostik will be granted 20 days to cure, if possible, the deficiencies.

For the foregoing reasons, the attached Order is entered.

ORDER

AND NOW, this 17th day of December, 2008, the Preliminary Objections of the Defendant Lawrence are granted. Counts II and III of Plaintiffs' Complaint are stricken. Additionally, paragraphs 29, 36, 37, 38, 39, 40, 41, 42, and 43 of Plaintiffs' Second Amended Complaint are stricken. Plaintiff is granted 20 days from the date of this Order within which to file an Amended Complaint. In the event Plaintiffs fail to file an Amended Complaint within the time period set forth herein, Defendant shall file an Answer within 40 days of the date of this Order. In the event Plaintiffs file an Amended Complaint, Defendant shall file a responsive pleading in compliance with the Pennsylvania Rules of Civil Procedure.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1262 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 November, 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 CERTAIN three tracts of land situate, lying and being, in the Borough of Biglerville, Adams County, Pennsylvania, being more particularly bounded and described as follows:

Tract No. 1

BEGINNING at a point at the corner of a concrete curb on the West side of Main Street at its intersection with a twenty-eight (28) foot wide street; thence South five (5) degrees West, one hundred twenty-two (122) feet along Main Street to an iron pin at lands now or formerly of H.A. Bucher; thence along said lands of H.A. Bucher, North eighty-five (85) degrees thirty (30) minutes West, one hundred fifty-nine and eight-tenths (159.8) feet to an iron pin on the East side of a fourteen (14) foot public alley; thence along the East side of said public alley, North five (5) degrees East, one hundred thirteen (113) feet to an iron pin on the South side of twenty-eight (28) foot street; thence along the South side of said street, South eighty-eight (88) feet to the point, the place of BEGINNING.

The above description is taken from a draft made by LeRoy H. Winebrenner, R.S., from original survey by S. Miley Miller.

Tract No. 2

BEGINNING at a point on the Northern edge of a fourteen (14) foot public alley at lands of St. Paul's Evangelical Lutheran Church of Biglerville; thence through said lands North one (1) degree East, one hundred eighty (180) feet to a point; thence through lands of St. Paul's Evangelical Lutheran Church of Biglerville South eighty-eight and one-half (88-1/2) degrees East fourteen (14) feet to a point; thence through said lands of St. Paul's Evangelical Lutheran Church of Biglerville South One (1) degree West one hundred eighty (180) feet to a point on the Northern edge of the aforesaid fourteen (14) foot public alley; thence along said fourteen (14) foot public alley; thence along said fourteen (14) foot public alley North eighty-eight and one-half (88-1/2) degrees West fourteen (14) to the place of BEGINNING.

The description herein is taken from a Plan of Lot Development of O.C. Rice made by LeRoy H. Winebrenner, R.S., in December of 1947.

Tract No. 3

BEGINNING at the Northeastern corner of lands of St. Paul's Evangelical Lutheran Church and a 14 foot public alley; thence along the 14 foot public alley and lands of Nancy L. Adams, South 08 degrees 30 minutes East, 171 feet to the concrete curb on the West side of North Main Street; thence along the West side of North Main Street, South 8 degrees West, 28 feet to the Northeastern corner of lands of Melvin Bittler; thence along lands of Melvin Bittler, South 88 degrees 30 minutes West, 174 feet to the Northwestern corner of lands of Melvin Bittler and St. Paul's Evangelical Lutheran Church; thence along lands of St. Paul's Evangelical Lutheran Church, North 1 degree East, 28 feet to the place of BEGINNING.

BEING the same premises which Donald E. Blocher and Rogene Riley Blocher a/k/a Rogene R. Blocher, by Deed dated February 26, 1997 and recorded November 4, 1997 in Deed Book 1469, Page 78, in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, granted and conveyed unto Donald E. Blocher UNDER AND SUBJECT to all restrictions, easements, covenants, conditions and agreements of record.

HAVING erected thereon a commercial property known as 36 N. Main Street, Biglerville, PA 17307.

Parcel #(05) 003-0039

SEIZED and taken into execution as the property of **Donald Blocher & United States** 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 December 4, 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.

10/16, 23 & 30

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

ORPHANS' COURT
NO. RT-20-09(B)

NOTICE

TO: NICOLE M. (GILBEAU) KEENEY

YOU ARE HEREBY NOTIFIED that a Petition for Involuntary Termination of Parental Rights to Child has been filed in the Orphans' Court Division of the Court of Common Pleas of Adams County, Pennsylvania. A hearing has been set for November 12, 2009 at 1:00 p.m., prevailing time, in a conference room on the Fourth Floor of the Adams County Courthouse, 111-117 Baltimore St., Gettysburg, Adams County, Pennsylvania, for the purpose of determining whether or not statutory grounds exist for the involuntary termination of your parental rights with respect to your child.

You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325

Telephone number: 717-237-9846

Chester G. Schultz, Attorney at Law
145 Baltimore Street
Gettysburg, PA 17325

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-568 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 November, 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 Straban Township, Adams County Pennsylvania, bounded and described as follows:

BEGINNING at a stake at the eastern side of a public alley on line of land now or formerly of Clair Tate and extending thence along said alley, North 9 degrees East, 244.6 feet to an iron pin at corner of land now or formerly of Bruce Winter; thence along land now or formerly of Bruce Winter, South 81 degrees 45 minutes East, 45.4 feet; thence by same, North 12 degrees 10 minutes East, 133.9 feet to a spike in the center of the state highway leading to Golden's Station; thence in and along said highway, South 62 degrees 25 minutes East, 115.6 feet to a spike in the center of said highway; thence by land now or formerly of Neely Taughinbaugh and through a stake, which stake is 28.4 feet from said spike, South 7 degrees 40 minutes West, 335.5 feet to a stake on line of land now or formerly of Clair Tate; thence by land now or formerly of Clair Tate, North 83 degrees 30 minutes West, 170.5 feet to the stake, the place of BEGINNING.

LESS, HOWEVER, a tract of land containing 35 perches which George M. Smith, unmarried, and his sister, Ruth A. Smith, unmarried, by deed dated September 18, 1967, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 263, page 950.

TITLE TO SAID PREMISES IS VESTED IN James E. Deardorff and Lisa Deardorff, h/w, as tenants by the entireties, by Deed from Gregory D. Smith, an adult individual, dated 03/14/2008, recorded 03/25/2008 in Book 5151, Page 223.

Tax Parcel: (38) 021-0074

Premises Being: 69 Hunterstown Hampton Road, Gettysburg, PA 17325-8237

SEIZED and taken into execution as the property of **Lisa Deardorff & James E. Deardorff** and to be sold by me.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on December 4, 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.

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10/16, 23 & 30

SHERIFF'S SALE

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

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

BEGINNING for a point on the Northern edge of Meadowview Lane at lands identified on the hereinafter referred to plan as Future Phase II, Cedar Ridge; thence along said northern edge of Meadowview Lane the following two courses and distances: 1) South 56 degrees 13 minutes 09 seconds West, 146.39 feet to a point; thence 2) North 74 degrees 24 minutes 01 second West, 25.81 feet to a point on the eastern edge of Springfield Drive; thence along same North 25 degrees 01 minute 11 seconds West, 217.95 feet to a point at Lot 64 of said plan; thence along same North 56 degrees 13 minutes 09 seconds East, 130 feet to a point at lands identified as Future Phase II, Cedar Ridge; thence along same South 33 degrees 46 minutes 51 seconds East, 235 feet to a point on the northern edge of Meadowview Lane, the point and place of BEGINNING. CONTAINING 34,611 square feet. Said lot is identified as Lot 42, Cedar Ridge, Phase I. Said description is taken from a plan of lots prepared by Worley Surveying on March 25, 2005, as revised on April 27, 2005, May 16, 2005 and May 19, 2005. Said plan is recorded in the Recorder of Deeds Office in and for Adams County, Pennsylvania, in Plat Book 89, Page 85.

SUBJECT TO Covenants and Restrictions at Record Book 4369, Page 261, as well as any other covenants, conditions, and restrictions of prior record.

SUBJECT to all rights-of-way, restrictions, easements, conditions and set

back lines, visible or of record, including, but not limited to, those stated in the aforementioned subdivision plan.

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

Tax Parcel: 17-K09-0101-000

Premises Being: 41 Springfield Drive, New Oxford, PA 17350-8578

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: You are notified that a schedule of distribution will be filed by the Sheriff in his office on December 4, 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.

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-769 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 November, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL THAT certain tract of land situate, lying and being in Conewago Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the corner of Hemlock Drive and Lot No. 96-B more particularly described on the hereinafter referred to subdivision plan; thence continuing along Lot No. 36-B, South 47 degrees 15 minutes 86 seconds West, 119.05 feet to a point at lands now or formerly of Conewago Resources, L.P.; thence continuing along lands now or formerly of Conewago Resources, L.P. North 42 degrees 44 minutes 24 seconds West, 42.00 feet to a point at Lot No. 87-B, more particularly described on the hereinafter referred to subdivision plan; thence continuing along Lot No. 37-B, North 47 degrees 18 minutes 36 seconds East 119.05 feet to a point at Hemlock Drive; thence continuing along Hemlock Drive, South 42 degrees 44 minutes 24 seconds East, 42.00 feet to Lot NO. 36-B, the point and place of BEGINNING. CONTAINING 5,000 square feet or .11 acres and known as Lot No. 37-A on the final subdivision plan of Chapel Ridge, Phase I, which plan is recorded in the Adams County Recorder of Deeds in Plan Book 84, page 38.

PARCEL # (08) 021-0073

Property address: 109 Hemlock Drive, Hanover PA 17331

SEIZED and taken into execution as the property of **Jevon E. Dolan** 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 December 4, 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.

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 04-S-426 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 November, 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 in the Borough of Littlestown, Adams County, Pennsylvania, as shown on the Subdivision Plan for 'Lakeview Village - Phase Two', prepared by Donald E. Worley, Registered Surveyor, of Worley Surveying, dated April 21, 1989, revised September 11, 1989 recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plat Book 54, Page 65 (2 pages) and designated as Lot No. 49 thereon, more particularly bounded and described as follows:

BEGINNING at a steel pin on the Northern Right-of-Way line of Starlite Drive at corner of Lot No. 50 on the Plan of Lots hereinabove identified; thence by said Lot No. 50, North forty-four (44) degrees twenty-two (22) minutes thirty-two (32) seconds West, one hundred twenty-six and fifty-one hundredths (126.51) feet to a steel pin on line of land of Pennsylvania Classics, Inc.; thence by said land of Pennsylvania Classics, Inc., North fifty-five (55) degrees forty-three (43) minutes thirty-six (36) seconds East, thirty-five and fifty-five hundredths (35.55) feet to a steel pin at corner of Lot No. 48; thence by said Lot No. 48, South forty-four (44) degrees twenty-two (22) minutes thirty-two (32) seconds East, one hundred twenty and twenty-seven hundredths (120.27) feet to a steel pin on the Northern Right-of-Way line of Starlite Drive, thence by said Northern Right-of-Way line of Starlite Drive, South forty-five (45) degrees thirty-seven (37) minutes twenty-eight (28) seconds West, thirty-five (35.00) feet to the above described place of beginning. CONTAINING 4,319 square feet.

TOGETHER with and subject to a fifty (50) feet Right-of-Way in, through along the streets known as Crescent Lane and Starlite Drive to be used in common with other owners of lots in "Lakeview Village - Phase Two," as shown on the Subdivision Plan above referenced. IMPROVEMENTS: Residential dwelling

Tax Parcel # (27) 011-0129

PREMISES BEING: 31 Starlite Drive, Littlestown, PA 17340

SEIZED and taken into execution as the property of **Ryan M. Glover** 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 December 4, 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.

10/16, 23 & 30

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION
NO. 2009-S-911
Action to Quiet Title

JEMEZ, LLC, Plaintiff

vs.

CHRISTIAN S. MONSOD and SOLITA C. MONSOD, husband and wife,
Defendants

ORDER OF COURT

AND NOW, this 20th day of October, 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 its 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 Praeceptum 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.

10/30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-979 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 November, 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 CERTAIN lots of land, situate in the Borough of Littlestown, County of Adams, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Lot No. 1: BEGINNING at a corner of lot numbered 73-A and West Myrtle Street; thence easterly along said West Myrtle Street 50 feet to corner of lot numbered 75; thence northerly along said lot numbered 75, 192 feet, more or less, to lands now or formerly of the Estate of Dr. George W. Stoner and known as the Ephraim Myers farm; thence southwesterly along said lands known as the Ephraim Myers farm, 64 feet to corner of lot numbered 73-A; thence southerly along said lot numbered 73-A, 150 feet, more or less, to said West Myrtle Street, the place of BEGINNING.

The above and foregoing parcels of land being lots numbered 74 and 75-A according to the place and resurvey made in November 1935 by LeRoy Winebrenner, CS., for T.C. McSherry and Marie McSherry, First Addition to Littlestown Borough, Adams County, Pennsylvania, and known as 'MCSSHERY PARK.'

SUBJECT to the restrictions more fully set out in deed recorded in Adams County Deed Book 187 at Page 440.

Lot No. 2: BEGINNING at corner of Lot numbered 74-A and West Myrtle Street; thence easterly along said West Myrtle Street 25 feet to corner of Lot numbered 75-A; thence northerly along said lot numbered 75-A, 200 feet, more or less, to a stake; thence southwesterly along the rear of Lot numbered 75, 32 feet to corner of Lot numbered 74-A; thence southerly along said lot numbered 74-A, 192 feet, more or less, to West Myrtle Street, the place of BEGINNING.

The above and foregoing parcels of land being lots numbered 75 according to the place and resurvey made in November 1935 by LeRoy Winebrenner, CS., for T.C. McSherry and Marie McSherry, First Addition to Littlestown Borough, Adams County, Pennsylvania, and known as 'MCSSHERY PARK.' SUBJECT to the restrictions more fully set out in deed recorded in Adams County Deed Book 283 at Page 706.

TITLE TO SAID PREMISES IS VESTED IN Charles R. Huff, Jr., Deceased

Mortgagor and Real Owner, by deed from Harry N. Redding, Jr., Executor under the Last Will and Testament of Faith A. Redding, deceased dated January 5, 2005 and recorded January 10, 2005 in Deed Book 3832, Page 324, Instrument #200500000559.

TAX ID. #: (27) 008-0005-000

Being Known As: 145 West Myrtle Trail, Littlestown, PA 17340

SEIZED and taken into execution as the property of **Wendy S. Huff & Charles R. Huff, 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 December 4, 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.

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-424 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 November, 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 parcel of land situate in the Germany Township, County of Adams, Commonwealth of Pennsylvania, and being more particularly described as follows:

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

BEGINNING for a point in the Gettysburg Road, (T-434), at corner of Lot No. 2 on the hereinafter referred to subdivision plan; thence in, along and through the Gettysburg Road, South fifty-five (55) degrees fifty (50) minutes fifty-four (54) seconds East, one hundred seventy-one and ninety-six hundredths (171.96) feet to a point at lands now or formerly of Meredith A. Schwartz; thence along same, and along lands now or formerly of Paul A. Schwartz, South

twenty-seven (27) degrees thirty-six (36) minutes fifty-one (51) seconds West, three hundred (300) feet to an iron pipe at corner of land now or formerly of Lowry N. Barnes; thence along same, North fifty-seven (57) degrees twenty-four (24) minutes fifty-seven (57) seconds West, one hundred ninety-two and three hundredths (192.03) feet to a steel pin at corner of Lot No. 2 on said plan; thence along Lot No. 2, North thirty-one (31) degrees twenty-eight (28) minutes forty (40) seconds East, and through a steel pin set thirty and seventy-eight hundredths (30.78) feet from the terminus of this course, three hundred three and sixty-four hundredths (303.64) feet to a point in the Gettysburg Road, the point and place of BEGINNING. (CONTAINING 1.2575 acres and being Lot No. 3 on a subdivision plan prepared for Samuel R. and Doris Lynn King, dated October 16, 1984, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plan Book 41, page 14.)

SUBJECT, NEVERTHELESS, to the following restriction: that no mobile home or trailer or a temporary residence of any nature may be placed upon the land herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN Troy Heininger and Lisa Heininger, h/w, as tenants by the entireties, by Deed from Zelma M. Novak, widow, dated 03/31/2005, recorded 04/04/2005 in Book 3918, Page 149.

Tax Parcel: (I5) 118-0026s--000

Premises Being: 1011 Gettysburg Road, Littlestown, PA 17340-9763

SEIZED and taken into execution as the property of **Troy & Lisa Heininger** 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 December 4, 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.

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-972 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 November, 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 piece or parcel of real estate situated in the Township of Reading, County of Adams and Commonwealth of Pennsylvania, being known and described as Lot No. 432 on a plan of lots known as "Lake Meade Subdivision" said plan being recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plan Book 1, Page 4.

TRACT NO. 2:

ALL that certain piece or parcel of real estate situated in the Township of Reading, County of Adams and Commonwealth of Pennsylvania, being known and described as Lot No. 433 on a plan of lots known as "Lake Meade Subdivision" said plan being recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plan Book 1, Page 4.

BEING the same premises which Lake Meade Municipal Authority, by its Deed dated April 5, 1991 and recorded on April 5, 1991 in the Office of the Recorder of Deeds in and for Adams County, in Deed Book 583, Page 728, granted and conveyed unto Brian E. Kinard and Michelle R. Kinard, his wife.

Parcel No. (37)002-0043

Property Address: 17 Sherman Drive, East Berlin, PA 17316

SEIZED and taken into execution as the property of **Brian Kinard & Michelle Kinard** 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 December 4, 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.

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-635 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 November, 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 on the East side of U.S. Route No. 140 in Germany Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of said public road at lands now or formerly of William S. Unger and Yvonne L. Unger, husband and wife; thence leaving said U.S. Route No. 140 and through a lot back reference pin, North 70 degrees 31 minutes 40 seconds East, 225 feet to an iron at lands now or formerly of Everette Eldne and Bernadette M. Eldne; thence by lands now or formerly of Everette Elkins and Bernadette M. Eldne, South 11 degrees 28 minutes 11 seconds East, 125 feet to an iron pin at lands now or formerly Robert W. Hurt and Darlin L. Hurt, husband and wife; thence by lands now or formerly of Robert W. Hurt and Darlin L. Hurt, South 78 degrees, 31 minutes 48 seconds West, 225 feet to a point in the center of U.S. Route No. 140; thence in and along the center line of said U.S. Route No. 140, North 11 degrees 28 minutes 11 seconds West, 125 feet to a point in said U.S. Route No. 140, the place of BEGINNING. CONTAINING 26, 125 square feet.

TAX PARCEL #: 15-J-18-621

PROPERTY ADDRESS: 6590
Baltimore Pike, Littlestown, PA 17340

SEIZED and taken into execution as the property of **Elizabeth Jean Mead & Jonathan Paul Mead** 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 December 4, 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.

10/16, 23 & 30

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA
ORPHANS' COURT
NO. RT-19-09

NOTICE

TO: SAVONYAH RUCKER POWELL

YOU ARE HEREBY NOTIFIED that a Petition for Involuntary Termination of Parental Rights to Child has been filed in the Orphans' Court Division of the Court of Common Pleas of Adams County, Pennsylvania. A hearing has been set for November 12, 2009 at 9:00 a.m., prevailing time, in a conference room on the Fourth Floor of the Adams County Courthouse, 111-117 Baltimore St., Gettysburg, Adams County, Pennsylvania, for the purpose of determining whether or not statutory grounds exist for the involuntary termination of your parental rights with respect to your child.

You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325

Telephone number: 717-337-9846

Chester G. Schultz, Attorney at Law
145 Baltimore Street
Gettysburg, PA 17325

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-675 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 November, 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 Germany Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a railroad spike in the center of a road leading to Route 140, which railroad spike is South seventy-four (74) degrees nine (09) minutes thirty (30) seconds West Two hundred forty-one and four tenths (241.4) feet from a nail in the road at corner of land now or formerly of Richard Keith and John H. Riley; thence running in the center of said road South seventy-four (74) degrees nine (09) minutes thirty (30) seconds West, one hundred eighty-seven and no one hundredths (187.00) feet to a railroad spike; thence by land now or formerly of John H. Riley and wife North fifteen (15) degrees fifty (50) minutes thirty (30) seconds West, ninety and sixty-four and one hundredths (90.64) feet to an iron pin; thence by twelve (12) foot wide strip of land now or formerly of John H. Riley and wife, North fifty-two (52) degrees fifty-nine (59) minutes thirty-nine (39) seconds East, sixty-eight and fifty-seven (68.57) feet to an iron pin; thence by the same North seven (07) degrees twenty-seven (27) minutes fifty (50) seconds East, one hundred thirty-seven and three one hundredths (137.03) feet to an iron pin; thence by land now or formerly of John H. Riley and wife, South thirty-one (31) degrees forty-six (46) minutes forty (40) seconds East, and through an iron pin set back eighteen (18) feet from the end of this course two hundred fifty and eighty-six one hundredths (250.86) feet to a railroad spike in the center of the road leading to Route 140, the point and place of BEGINNING. Parcel Number: 15J18-63A

TITLE TO SAID PREMISES IS VESTED IN Ronald V. Plummer, by Deed from Ronald V. Plummer and Janette L. Plummer, h/w, dated 12/13/2007, recorded 01/02/2008 in Book 5074, Page 86.

Tax Parcel: 15, J18-0063A-000

Premises Being: 68 Bollinger Road, Littlestown, PA 17340-9121

SEIZED and taken into execution as the property of **Ronald Plummer** 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 December 4, 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.

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-486 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 November, 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 property situated in the Township of Latimore, in the County of Adams, Commonwealth of Pennsylvania, and being described as follows:

BEGINNING at the corner of Mountain Road (L.R. 01009) and Lot No. 2, more particularly described in the hereinafter referred to subdivision plan: thence continuing along Lot No. 2, the following two courses and distances: 1] North 83 degrees 51 minutes 12 seconds West, 250.00 feet to a concrete monument set; thence 2] South 06 degrees 08 minutes 48 seconds West, 247.22 feet to a concrete monument set at Lot No. 3, more particularly described on the hereinafter referred to subdivision plan; thence continuing along Lot No. 3, North 87 degrees 02 minutes 25 seconds West, 332.91 feet to a steel pin set at lands now or formerly of Bruce Wagner, Jr.; thence continuing along lands now or formerly of Bruce Wagner, Jr., the following two courses and distances: 1] North 02 degrees 37 minutes 03 seconds East, 325.11 feet to a steel pin; thence 2] South 83 degrees 51 minutes 12 seconds East, 590.80 feet to a point at Mountain Road (L.R. 01009); thence continuing along Mountain Road (L.R. 01009), South 05 degrees 30 minutes 00 seconds East, 60.00 feet to the point and place of BEGINNING.

CONTAINING 2.809 acres and known as LOT NO. 1 on the Final Subdivision Plan for Paul T. & Blanche S. Lehmer

recorded in the Adams County Recorder of Deeds Office in Plan Book 42, page 17. 1498 MOUNTAIN ROAD, YORK SPRINGS PA 17372

TITLE TO SAID PREMISES IS VESTED IN Lloyd D. Runkle and Dana K. Runkle, h/w, as tenants by the entireties, by Deed from Blanche Sadie Lehmer, widow, dated 09/15/2003, recorded 09/22/2003 in Book 3307, Page 300.

Tax Parcel: (23) I 02-0003A

Premises Being: 1498 Mountain Road, York Springs, PA 17372-9793

SEIZED and taken into execution as the property of **Lloyd D. Runkle & Darla K. Runkle** 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 December 4, 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.

10/16, 23 & 30

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-785 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 November, 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.:

PARCEL NO. 18 C 15-0083-000

TRACT ROAD/LR 01001

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

BEGINNING at a point in the center of State Highway Legislative Route 01001, sometimes known as Lower Tract Road running between Fairfield and Emmitsburg, said point being at the southwest corner of land now or formerly of Robert D. Creighton and wife (Deed Book 257 at Page 885); thence by land now or formerly of Robert D. Creighton and wife, North 66 degrees 32 minutes East, 200 feet, more or less, to an iron pin; thence by same, North 13 degrees 28 minutes West, 76.89 feet, more or less, to an iron pin; thence by land now or formerly of Rickie Alan Sanders and wife (Deed Book 330 at Page 981), North 88 degrees 13 minutes 30 seconds East, 376.54 feet, more or less, to a post at tree; thence by same, North 78 degrees 32 minutes 50 Seconds East, 361.2 feet, more or less, to an iron pin; thence by same, and near the end of this course by land now or formerly of William Brent, South 16 degrees 45 minutes East, 1194.06 feet, more or less, to a pipe at an original corner; thence by land now or formerly of the Elsa Crum Estate, South 81 degrees 14 minutes West, 184.90 feet to an original pipe corner; thence by same, South 56 degrees 42 minutes West, 542.60 feet, more or less, to a point at corner of land now or formerly of Guy M. Sanders and wife; thence by land now or formerly of Guy M. Sanders and wife (Deed Book 251 at Page 646), North 41 degrees 27 minutes West, 457.05 feet, more or less, to an iron pin; thence by same, South 87 degrees 45 minutes West, 534 feet, more or less, to an iron pin; thence by land now or formerly of St Mary's Catholic Church and running along the western side of the right of way now or formerly of Guy M. Sanders and wife, North 12 degrees 15 minutes West, 306.9 feet, more or less, to an iron pin; thence continuing by said Church land and along the western side of said right of way, North 31 degrees 45 minutes West, 351.45 feet, more or less, to a point; thence by said right of way, North 14 degrees 55 minutes West, 17.53 feet,

more or less, to a point; thence continuing by said Church land and along the southern side of said right of way, South 84 degrees 22 minutes West, 363.95 feet, more or less, to a point in the center of State Highway Legislative Route 01001; thence in the center of said State Highway, North 16 degrees 28 minutes West, 33.6 feet, more or less, to a point in the center of said State Highway and at the southwest corner of land now or formerly of Larry James Lynn and wife (Deed Book 302 at Page 76); thence by land now or formerly of Larry James Lynn and wife, North 84 degrees 22 minutes East, 150 feet, more or less, to a point; thence by same, North 16 degrees 28 minutes West, 100 feet, more or less, to a point; thence by the same, South 84 degrees 22 minutes West, 150 feet, more or less, to a point in the center of the aforesaid State Highway; thence in the center of said State Highway, North 16 degrees 28 minutes West, 401.55 feet, more or less, to a spike in the center of said State Highway; thence in the center of said State Highway, North 13 degrees 28 minutes West, 621.45 feet, more or less, to a point, the place of BEGINNING. CONTAINING 68.9235 Acres, more or less.

The above description was taken in part from a draft of survey made by Wilbur V. Redding, Registered Surveyor, dated August 7-11, 1969, as revised October 13, 1969.

LESS, HOWEVER, AND EXCEPTING THEREFROM, Lot 2 as contained on a Plan of Lots recorded in Adams County Plat Book 81 at Page 57.

BEING PART OF THE SAME which Carl R. Sturges, an unmarried man, by deed dated December 23, 2002, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 2932 at Page 80, sold and conveyed unto Carl R. Sturges Family Trust, the GRANTOR herein.

TOGETHER WITH AND SUBJECT TO the rights of way and easements, limitations, reservations, provisions and restrictions as set forth in the deed recorded in Deed Book 335 at Page 1094.

PARCEL NO. (18) C 15-0083---000.

ALL the following three (3) tracts of land:

TRACT NO. 1:

ALL that tract of land situate partly in the Borough of Fairfield and partly in Hamiltonban Township, more particularly bounded and described as follows:

BEGINNING at a point in the Fairfield-Gettysburg State Highway on line of land now or formerly of Gerry R. Reamer (described in Deed Book 307 at Page 194); thence by land now or formerly of Gerry R. Reamer, North 85 degrees East, 29.9 perches, more or less, to a

point; thence by land now or formerly of George A. Flenner (described in Deed Book 205 at Page 48), North 85 degrees East, 6.6 perches, more or less, to a point; thence by same, North 76.5 degrees East, 22.75 perches, more or less, to a point; thence by land now or formerly of Teeter Stone, Inc. (described in Deed Book 247 at Page 198) and crossing Middle Creek, South 63 degrees East, 45.9 perches, more or less, to a point; thence by Tract No. 3 described in the within deed, South 5 degrees West, 94 perches, more or less, to a post; thence in or along Legislative Route 01072, North 80 degrees West, 36.6 perches, more or less, to a point; thence in or along an alley, North 11.75 degrees East, 16 perches, more or less, to a point; thence in or along an alley, North 80 degrees West, 34.5 perches, more or less, to a point; thence by Tract No. 2 described in the within deed, North 10 degrees East, 48.48 perches, more or less, to a point; thence by same, North 51 degrees West, 12.8 perches, more or less, to a point; thence North 52 degrees West, 28.5 perches, more or less, to a point in the aforesaid Fairfield-Gettysburg State Highway; thence in said last mentioned state highway, North 43 degrees East, 4.5 perches, more or less, to a point, the place of BEGINNING. CONTAINING 43 Acres and 7 Perches, more or less.

The foregoing description of Tract No. 1 hereby conveyed was obtained in part from the draft dated November 12, 1973, prepared by LeRoy H. Winebrenner, Registered Surveyor, of Gettysburg, Pennsylvania.

TRACT NO. 2:

ALL that tract of land situate partly in the Borough of Fairfield and in Hamiltonban Township, more particularly bounded and described as follows:

BEGINNING at a point on the boundary line of Tract No. 1 conveyed by the within deed, said point of beginning being located at the beginning of the next to the last course (which is labeled "North 52 degrees West, 28.5 perches") of the description of said Tract No. 1; thence by said Tract No. 1, South 51 degrees East, 12.8 perches, more or less, to a point; thence by said Tract No. 1, South 12.25 degrees West, 48.48 perches, more or less, to a point; thence in or along an alley, North 56 degrees West, 30.79 perches, more or less, to a point; thence in or along an alley, North 34.25 degrees East, 46 perches, more or less, to a point, the place of BEGINNING. CONTAINING 6 Acres and 30 Perches, more or less.

The foregoing description of Tract No. 2 is based upon the draft of survey thereof made by LeRoy H. Winebrenner, County Surveyor, dated February 25, 1936.

(continued on page 10)

TRACT NO. 3:

ALL that tract of land situate in Hamiltonban Township, more particularly bounded and described as follows:

BEGINNING at a point located at the northeast corner of Tract No. 1 as described in the within deed; thence by land now or formerly of Teeter Stone, Inc. (described in Deed Book 247 at Page 198), South 62 degrees East, 40.6 perches, more or less, to a point; thence by same, South 40 degrees East, 16 perches, more or less, to a point; thence by same, South 60 degrees East, 27 perches, more or less, to a point; thence by land now or formerly of Stephen W. Jacobs, South 3.75 degrees East, 37.6 perches, more or less, to a point; thence by land now or formerly of Teeter Stone, Inc. (described in Deed Book 226 at Page 280), South 82.5 degrees West, 8.5 perches, more or less, to a point; thence by same, South 40 degrees West, 34.7 perches, more or less, to a point; thence by the same, South 70.5 degrees West, 24.2 perches, more or less, to a point; thence in or along Legislative Route 01072, North 32.5 degrees West, 48.4 perches, more or less, to a point; thence by Tract No. 1 as described in the within deed, North 5 degrees East, 94 perches, more or less, to a point, the place of BEGINNING. CONTAINING 41 Acres and 61 Perches, more or less.

The foregoing description of Tract No. 3 being obtained in part from the draft of survey dated November 12, 1973, prepared by LeRoy H. Winebrenner, Registered Surveyor, of Gettysburg, Pennsylvania.

LESS, HOWEVER, from the aforesaid tract containing 41 Acres and 61 Perches, the following two portions thereof, herein referred to as EXCLUDED PORTION A and EXCLUDED PORTION B, which have heretofore been deducted therefrom, and which excluded portions are not conveyed by the within deed, viz;

EXCLUDED PORTION A: The tract of land containing 1.54 Acres which was conveyed by Floyd E. Brown and wife and Harold E. Brown and wife to Teeter Stone, Inc. by Deed dated May 5, 1964, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Deed Book 247 at Page 591.

EXCLUDED PORTION B: The tract of land containing 1.84 Acres which was conveyed by Harold D. Brown and wife and Floyd E. Brown and wife to Fairfield Municipal Authority by deed dated September 19, 1966, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Deed Book 259 at Page 549.

By the deduction of the aforesaid two excluded portions from such tract

containing 41 Acres and 61 Perches, the residue, which is designated as Tract No. 3 herein, has an area of 38 Acres, more or less.

LESS, HOWEVER, AND EXCEPTING THEREFROM, Lot 2 and Lot 3 as contained on a Plan of Lots recorded in Adams County Plat Book 56 at Page 79.

BEING PART OF THE SAME which Carl R. Sturges, an unmarried man, by deed dated December 23, 2002, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 2932 at Page 80, sold and conveyed unto Carl R. Sturges Family Trust, the GRANTOR herein.

PARCEL NO. (18)C 15-0057-000.

PARCEL NO. 11006-0094-000

WATER STREET/LR 1072

ALL those six (6) tracts of land situate, lying and being partly in the Borough of Fairfield and partly in Hamiltonban Township, Adams County, Pennsylvania, as described in the following live deeds which are incorporated herein by reference:

1. A deed from Gettysburg National Bank, Executor of the Last Will and Testament of Floyd B. Brown, conveying a one-half undivided interest to Ronald L. Brown and Thomas A. Brown, Co-Partners trading as Brown Brothers, dated June 19, 1981, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 357 at page 966.

2. A deed from Harold D. Brown and Elizabeth C. Brown, husband and wife, to Ronald L. Brown and Thomas A. Brown, Co-Partners, trading as Brown Brothers, of an undivided one-quarter interest dated November 1, 1985, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 413 at page 120.

3. A deed from Harold D. Brown and Elizabeth C. Brown, husband and wife, to Ronald L. Brown and Thomas A. Brown, Co-Partners, trading as Brown Brothers, of an undivided one-quarter interest dated November 1, 1985, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 413 at page 125.

4. A deed from Ronald L. Brown, dated January 23, 1998, to Thomas A. Brown, recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 1509 at page 299. This deed conveyed Ronald L. Brown's half interest in the real estate described above thereby vesting full ownership in Thomas A. Brown, grantor herein.

5. A deed from Fairfield Municipal Authority to Thomas A. Brown, dated January 13, 2004, containing 950 square feet, and recorded in the Office of the Recorder of Deeds of Adams County,

Pennsylvania, in Record Book 3493 at page 208.

LESS, HOWEVER, the following 4 tracts of land previously conveyed:

1. A tract of land containing 2.011 acres, more or less, sold and conveyed by Ronald L. Brown and Thomas A. Brown, co-partners, by their deed of correction dated April 7, 1987 to the Most Reverend William H. Keeler, Bishop of Harrisburg, in Trust for Immaculate Conception of Blessed Virgin Mary Church, which deed is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 454 at page 26.

2. A tract of land containing .29 acre, more or less, as shown in Plat Book 57 at page 40, sold and conveyed by Ronald L. Brown and Thomas A. Brown, co-partners, by their deed dated June 9, 1994, to A.R. Barnes, t/d/b/a HB & H Contractors which deed is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 900 at page 100.

3. All of those six (6) tracts of land sold and conveyed by Ronald L. Brown and Thomas A. Brown, co-partners, by their deed dated November 7, 1997, to S&A Custom Built Homes, Inc., which deed is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 1477 at page 94.

4. All that certain ten acre tract which Grantor, Thomas A. Brown, separately conveyed to himself by deed dated April 17, 2002, recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 2626 at page 184.

SUBJECT TO AND TOGETHER WITH the rights, duties and obligations as contained in the Surface Water Easement Agreement between Ronald L. Brown and Thomas A. Brown, co-partners, and S&A Custom Built Homes, Inc., dated November 7, 1997, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 1185 at page 61.

This conveyance is subject to any existing easements, restrictions, or applicable land use restrictions.

This conveyance is subject to the following land use restrictions which shall run with the land:

1. The existing farm home and barn shall be maintained and restored to the extent necessary for use as community facilities to the extent necessary and feasible once Grantee received final approvals for development of the land into a new house community.

2. No home construction shall occur within any portion of the property designated as flood plain as delineated on FEMA flood plain maps.

(continued on page 12)

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 HENRY CHARLES BARBERIS, III, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Administrator: Henry Charles Barberis, Jr., 2385 Table Rock Rd., Biglerville, PA 17307

Attorney: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

ESTATE OF THOMAS JOHN HARRISON, SR., DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

James Michael Harrison, 11704 Tumbrel Court, Fairfax, VA 22030

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

ESTATE OF PEARL J. SHUYLER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Co-Executors: Lucille Pearl Sanders, 180 Knoxlyn Road, Gettysburg, PA 17325; Sterling M. Shuyler, 429 Poplar Springs Road, Orrtanna, PA 17353

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

ESTATE OF JASON M. SMITH, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Yvonne Kilmer, 160 Winding Brook Road, Biglerville, PA 17307

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

SECOND PUBLICATION**ESTATE OF FREDERICK T. BODENBERG, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Cathy A. Thompson, 302 Schoolhouse Rd., New Providence, PA 17560

Attorney: Jan L. Brown, Esq., Jan L. Brown & Associates, 845 Sir Thomas Court, Suite 12, Harrisburg, PA 17109

ESTATE OF NANCY K. CUSHING-DANIELS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Mark A. Cushing, 106 Hubbell Drive, Ithaca, NY 14850

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

ESTATE OF PAUL B. FOX, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Shirley F. Nyland, 1311 Olde Saybrook Road, Lancaster, PA 17601

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

ESTATE OF JEANNE E. LEHMAN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Wendell L. Lehman, P.O. Box 4, York Springs, PA 17372

ESTATE OF KEITH E. ORNDORFF, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Leslie Bechtel, 164 Wheatland Drive, Gettysburg, PA 17325

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

ESTATE OF MAX ALBERT RICE, DEC'D

Late of the Borough of Abbottstown, Adams County, Pennsylvania

Administrators: Robert L. Rice, 11 Andes Dr., Mechanicsburg, PA 17055; Margaret A. Stiles, 225 Kennedy Ct., Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF CHERYLANN M. BATDORF, DEC'D**

Late of the Borough of Bendersville, Adams County, Pennsylvania

Administrator: Vernon L. Batdorf, 119 Cains Road, Honeybrook, PA 19344

Attorney: Lewis P. Hannah, Esq., 1315 Walnut Street, Suite 1326, Philadelphia, PA 19107

ESTATE OF EARL S. BENTZEL, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executors: Max C. Bentzel, 2218 Douglas Drive, Carlisle, PA 17013; Nancy Persinger, 9 Blue Heron Drive, Hanover, PA 17331

ESTATE OF ELOISE D. CRUMRINE a/k/a ELOISE CRUMRINE, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-Administrators: Sunny D. Fullas, c/o Charles E. Shields, III, Esq., 6 Clouser Rd., Mechanicsburg, PA 17055; Jack H. France, Esq., 308 Fallowfield Ave., Charleroi, PA 15022

Attorney: Charles E. Shields, III, Esq., 6 Clouser Rd., Mechanicsburg, PA 17055

ESTATE OF CARMON E. GLADHILL, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Executor: Harvey C. Gladhill, c/o R. Thomas Murphy & Associates, PC, 2005 East Main Street, Waynesboro, PA 17268

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, PC, 2005 East Main Street, Waynesboro, PA 17268

ESTATE OF JAMES THOMAS HEALEY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Robert Joseph Healey, 4709 Fox Den Court, Louisville, KY 40241; Joseph Terence Healey, 29 Fox Hunt Lane, Cold Spring Harbor, NY 11724

Attorney: Lawrence B. Abrams, Esq., Rhoads & Sinon LLP, Attorneys at Law, One South Market Square, P.O. Box 1146, Harrisburg, PA 17108

ESTATE OF ADELENE K. MARTIN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Sandra M. Parish, 565 Brysonia Road, Biglerville, PA 17307

ESTATE OF LOIS R. THOMAS a/k/a LOIS MYERS THOMAS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Mary Lou Andrews, 492 Hillside Drive, Mountville, PA 17554

Attorney: George D. Alspach, Esq., Alspach and Ryder LLC, 232 N. Duke Street, Lancaster, PA 17602

3. No construction or improvements of any kind other than buffering that may be required by applicable regulations such as zoning or land development/subdivision ordinances shall be permitted within 124 feet from the property line of Grantor as described in Record Book 2626 at page 184. All development plans for the property shall show such buffer and a copy thereof provided to Thomas A. Brown.

PARCEL NO. 1 1006-0094----000.

SEIZED and taken into execution as the property of **Fairham Development LLC, Empire Homes LLC, Empire Holdings LLC & Jeffrey B. Kozero** 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 December 4, 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.

10/23, 30 & 11/6

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 09-S-652 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 November, 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 the following described tract of land situate, lying and being in Union Township, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a corner at a steel pin at Lot No. 17 on the hereinafter mentioned subdivision plan at the right-of-way line of Fox Run Terrace; thence along Lot No. 17 South thirty-six (36) degrees fifty-three (53) minutes thirty-five (35) seconds West three hundred twenty-one and fourteen hundredths (321.14) feet to a steel pin at Lot No. 13 on the hereinafter mentioned subdivision plan; thence along Lot No. 13 North fifty-three (53) degrees six (06) minutes twenty-five (25) seconds West one hundred forty (140) feet to a steel pin; thence continuing along Lot No. 13 North thirty-six (36) degrees fifty-three (53) minutes

thirty-five (35) seconds East three hundred twenty-one and fourteen hundredths (321.14) feet to a steel pin at the right-of-way line of Fox Run Terrace; thence along the right-of-way line of Fox Run Terrace South fifty-three (53) degrees six (06) minutes twenty-five (25) seconds East one hundred forty (140) feet to a steel pin at Lot No. 17 aforesaid; the point and place of BEGINNING.

CONTAINING 1.0321 acres. The foregoing property is Lot No. 18 on a final plan of Fox Run Estates, Phase III, prepared for Mummert Enterprises, Inc., by Worley Surveying. The plan is dated November 11, 1993, and is recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plat Book 64, Page 41.

SUBJECT to declaration of restrictions dated December 29, 1992, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book, 714, Page 280.

ALSO subject to amendments of declaration of restrictions dated February 15, 1994 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 854, Page 219, and April 22, 1994, recorded in Record Book 876, Page 324.

TITLE TO SAID PREMISES IS VESTED IN Bernard C. Mankin and Michelle L. Mankin, h/w, as tenants by the entireties, by Deed from John R. Jacobs and Gina M. Jacobs, h/w, dated 06/27/2005, recorded 07/11/2005 in Book 4036, Page 81. TAX ID# K17-171

Tax Parcel: (41) K17-0171----000

Premises Being: 1155 Fox Run Terrace, Hanover, PA 17331-8751

SEIZED and taken into execution as the property of **Bernard Mankin & Michelle Mankin** 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 December 4, 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.

10/16, 23 & 30

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

ORPHANS' COURT
NO. RT-18-09

NOTICE

TO: SAVONYAH RUCKER POWELL

YOU ARE HEREBY NOTIFIED that a Petition for Involuntary Termination of Parental Rights to Child has been filed in the Orphans' Court Division of the Court of Common Pleas of Adams County, Pennsylvania. A hearing has been set for November 12, 2009 at 9:00 a.m., prevailing time, in a conference room on the Fourth Floor of the Adams County Courthouse, 111-117 Baltimore St., Gettysburg, Adams County, Pennsylvania, for the purpose of determining whether or not statutory grounds exist for the involuntary termination of your parental rights with respect to your child.

You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325

Telephone number: 717-337-9846

Chester G. Schultz, Attorney at Law
145 Baltimore Street
Gettysburg, PA 17325

10/16, 23 & 30