

Adams County Legal Journal

Vol. 61

July 19, 2019

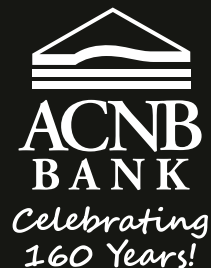
No. 11, pp. 26-34

THE LINKS AT GETTYSBURG LAND COMPANY, INC.
VS.
BOARD OF SUPERVISORS OF MOUNT JOY TOWNSHIP

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

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IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NOTICE

TO: RAY MIL TON BAUGHER, JR. and
LILLIAN ADELAIDE BAUGHER

YOU ARE HEREBY NOTIFIED that a Notice to Defend and Claim Rights and Complaint for Quiet Title Action has been filed against you by Robert L. and Patricia J. Troxell in the Court of Common Pleas of Adams County, Pennsylvania. Plaintiffs Robert L. Troxell and Patricia J. Troxell own in fee simple and possess that certain real property located at 251 Crum Road, Fairfield, Liberty Township, Adams County, Commonwealth of Pennsylvania and fully described in a Deed dated July 25, 1972 and recorded in Deed Book 301, at Page 622 in the Recorder of Deeds Office for Adams County, Pennsylvania. Plaintiffs granted a purchase money mortgage dated July 25, 1972 to Defendants in the original amount of Four Thousand Dollars (\$4,000.00) to Ray Milton Baugher, Jr. and Lillian Adelaide Baugher. Said mortgage is recorded in Book 44 at Page 886 in the Recorder of Deeds Office for Adams County, Pennsylvania. Plaintiffs paid off said mortgage in full, together with all principal and interest thereon due and owing on August 1, 1976. Said mortgage is fully satisfied and unenforceable as it was paid in full and no demand for any further payment has been made since the final pay-off on August 1, 1976. Said mortgage remains unsatisfied of record and constitutes a cloud on Plaintiffs' title to said property.

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 help.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, PA 17325
717-337-9846 or 1-888-337-9846
Matthew R. Battersby, Esq.
Battersby Law Office
20 W. Main Street
Fairfield PA 17320-717
215-642-6260

7/19

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on June 24, 2019 for ADVENT PARTNERS IN FINANCIAL PLANNING with a principal place of business located at 1400 Praline Place, Suite 100, Gettysburg PA 17325 in Adams County. The individual interested in this business is James A. Dunlop also located at this same address. This is filed in compliance with 54 Pa.C.S. 311.

7/19

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a business corporation organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended. The name of the corporation is JEFF A. SHAFFER REAL ESTATE, INC.

Puhl, Eastman & Thrasher
220 Baltimore Street
Gettysburg, PA 17325
Attorneys for the corporation

7/19

**THE LINKS AT GETTYSBURG LAND COMPANY, INC. VS.
BOARD OF SUPERVISORS OF MOUNT JOY TOWNSHIP**

1. On January 15, 2018, Appellant's traffic engineer submitted a letter to the Township Zoning Officer regarding an "updated traffic impact study." Specifically, the letter stated "since the development expansion associated with the conditional use approvals for Links at Gettysburg has not been built, and no other significant developments or traffic improvements have occurred, the traffic counts, assumptions, analyses, and recommended improvements included in the traffic study remain valid and unchanged."

2. On February 16, 2018, the Township's Traffic Engineer concluded that the January 15, 2018 letter did not satisfy the Traffic Study Update Condition because it contained conclusory statements and did not present updated traffic counts and movement data. Appellant was informed of the insufficiency by letter issued by the Zoning Office on March 7, 2018, and advised an update was required to satisfy Traffic Study Condition 10 in the PGC Expansion conditional use approval.

3. On May 4, 2018, the Township's Solicitor informed Appellant that no updated traffic counts and movement data had been submitted to the Township for the PGC Expansion Conditional Use Approval and that the hotel and conference center approval is contingent on the approval of the PGC Expansion. The Solicitor implied the Decision had expired on April 27, 2018, but waived the expiration if updated traffic counts and movement data were received on May 7, 2018.

4. On May 11, 2018, Appellant's traffic engineer submitted a letter to the Township Zoning Officer regarding the "updated traffic impact study" similar to Appellant's January 15, 2018 letter.

5. There is no existing basis in law to suggest that a developer is entitled to infinite opportunities to address and remedy defects in a subdivision plan.

6. The Board fully complied with 53 P.S. 10508(2) when it denied Appellant's Preliminary Subdivision Plan. As such, this Court finds that the Board acted within its discretion and in good faith when it denied the Preliminary Subdivision Plan for the Expansion of the PGC.

**IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, 2018-SU-661 AND 2018-SU-662 THE LINKS
AT GETTYSBURG LAND COMPANY, INC. VS. BOARD OF
SUPERVISORS OF MOUNT JOY TOWNSHIP**

Helen L. Gemmill, Esq., Attorney for Appellant
Susan J. Smith, Esq., Attorney for Appellee
Wagner, J., June 28, 2019

OPINION

Before this Court is a land use appeal filed by The Links at Gettysburg Land Company, Inc., (hereinafter “Appellant”) on June 14, 2018. Appellant’s appeal is from the Board of Supervisors of Mount Joy Township’s (“the Board”) written decision on May 22, 2018 denying the Preliminary Land Development Plan for a hotel and conference center. Additionally, Appellant appeals the Board’s denial of the Preliminary Subdivision Plan for the “Wade Run” subdivision (Links Planned Golf Community (“PGC”)) docketed at 2018-SU-662. The Board also ruled that Conditional Use Decisions for a planned expansion of the PGC and the development of a hotel and conference center upon Appellant’s Property had expired for failure to meet the Traffic Update Condition that required submission of updated traffic counts and movement data. The appeal from that determination is docketed at 2018-SU-660. For the reasons set forth herein, Appellant’s land use appeal in the above-captioned matter is denied.

BACKGROUND

In June 2014, Appellant submitted two Conditional Use Applications to the Board seeking approval to build a hotel and conference center on part of a 46.86-acre tract of land owned by Appellant (“the Property”) and for the expansion of an existing planned golf community (“the PGC Property”), located on an adjacent 327.5-acre tract of land, onto the Property. Both tracts are located in Mt. Joy Township, Adams County, Pennsylvania and are owned by Appellant.

On April 27, 2015, the Board issued two Decisions granting the Conditional Use Applications (“the Hotel Decision and the Subdivision Decision”). The Decisions also imposed a number of Conditions upon the approved use. Notably, Condition 1 in the Hotel Decision and Condition 2 in the Subdivision Decision provided:

The approval of the conditional use for the [hotel and conference center / PCG expansion] uses shall expire two years from the date of this Decision, subject to written petition setting forth sufficient reason for the Board’s grant of an extension of the expiration. The conditional use shall

not expire if a land development plan has been submitted. Condition 9 in the Hotel Decision and Condition 10 in the Subdivision Decision provided:

Every three years from the date of this Decision, the Applicant shall update the traffic counts and movements data of the Traffic Study made part of the Modified Application and within one year of the completion of the development shall submit an updated Traffic Study to the Township.

In addition, Condition 2 in the Hotel Decision provided:

Development of the hotel and conference center may not begin until the preliminary subdivision plan for the concurrently submitted PGC expansion has been approved.

By letter dated January 23, 2017, Appellant requested a one year extension from Condition 2 of the Subdivision Plan requiring submission of the Subdivision Plan for the “Wade Run” subdivision expansion within two years of April 27, 2015 and a one-year extension of Condition 1 of the Land Development Plan requiring submission of the Land Development Plan for the hotel and conference center within two years of April 27, 2015. By letter dated March 31, 2017, Appellant requested a two-year extension for the Conditional Use Approval and plan submission with traffic study update requirement for both the Hotel and Subdivision Plans. On April 20, 2017, the Board denied the requests.

On April 24, 2017, Appellant submitted the Preliminary Subdivision Plan for the “Wade Run” Community to the Board. On April 27, 2017, Appellant submitted its April 25, 2017 Preliminary Land Development Plan for the hotel and conference center to the Board.

The Township, through its Zoning Officer and Township Engineer, issued plan review comments on both the Preliminary Land Development and Subdivision Plans, by letters dated June 7, 2017 (Zoning Officer) and June 8, 2017 (Township Engineer). By letters dated August 9, 2017, Appellant offered a 90-day extension of time for Township action on both Plans to allow Appellant time to address the plan review comments. On August 17, 2017, the Board accepted the extensions.

On August 14, 2017, Appellant submitted a revised Preliminary

Land Development Plan for the hotel and conference center to the Board. On August 17, 2017, Appellant submitted a revised Preliminary Subdivision Plan for the “Wade Run” Community to the Board but it was withdrawn as incomplete. On September 1, 2017, the Township Zoning Officer and the Township Engineer issued plan review comments on the revised Preliminary Land Development Plan for the hotel and conference center.

On November 1, 2017, Appellant requested a second 90-day extension of time for Board action on both Plans. On November 16, 2017, the Board accepted the second requested extensions.

On January 15, 2018, Appellant’s traffic engineer submitted a letter to the Township Zoning Officer regarding an “updated traffic impact study.” Specifically, the letter stated “since the development expansion associated with the conditional use approvals for Links at Gettysburg has not been built, and no other significant developments or traffic improvements have occurred, the traffic counts, assumptions, analyses, and recommended improvements included in the traffic study remain valid and unchanged.”

On February 7, 2018, Appellant requested a third 90 day extension of time for Board action on both Plans. On February 15, 2018, the Board accepted the third requested extensions.

On February 16, 2018, the Township’s Traffic Engineer concluded that the January 15, 2018 letter did not satisfy the Traffic Study Update Condition because it contained conclusory statements and did not present updated traffic counts and movement data. Appellant was informed of the insufficiency by letter issued by the Zoning Officer on March 7, 2018, and advised an update was required to satisfy Traffic Study Update Condition 10 in the PGC Expansion conditional use approval. The letter did not state a deadline for submission of the traffic counts and movements data. The letter also did not indicate if either of the Decisions would expire if the updated traffic counts and movement data were not provided by a particular date.

On April 5, 2018, Appellant submitted a second revised Preliminary Land Development Plan for the hotel and conference center. On April 16, 2018, Appellant submitted a revised Preliminary Subdivision Plan for the Expansion of the PGC. The Zoning Officer and Township Engineer issued preliminary review comments on the second revised Preliminary Land Development Plan on May 1, 2018

and on the revised Preliminary Subdivision Plan on May 3, 2018. Both preliminary review comments contained a disclaimer at the top of the first page reading, “These review comments are issued as a courtesy only and in preliminary form, pending Township determination/action regarding expiration of the Conditional Use Approval of the Expansion of the PCG.”

On May 4, 2018, the Township’s Solicitor informed Appellant that that no updated traffic counts and movements data had been submitted to the Township for the PGC Expansion Conditional Use Approval and that the hotel and conference center approval is contingent upon the approval of the PGC Expansion. The Solicitor implied the Decision had expired on April 27, 2018, but waived the expiration if updated traffic counts and movement data were received on May 7, 2018.

On May 11, 2018, Appellant’s traffic engineer submitted a letter to the Township Zoning Officer regarding the “updated traffic impact study” similar to Appellant’s January 15, 2018 letter.

On May 16, 2018, Appellant requested a 60-day extension of time for Board action on both revised Plans. On May 17, 2018, the Board denied the fourth request for extension of time. On May 17, 2018, the Board denied the Preliminary Land Development Plan for the hotel and conference center and denied the Preliminary Subdivision Plan for the expansion of the PGC.

On May 22, 2018, the Zoning Officer informed Appellant of Appellant’s failure to timely submit a sufficient traffic study update which also resulted in the expiration of both Conditional Use Approvals.

LEGAL STANDARD

Where a court receives no additional evidence in a land-use appeal from a decision of the board of supervisors, the standard of review is whether the board of supervisors committed an abuse of discretion, an error of law, or made findings that are not supported by substantial evidence. **Newtown Bd. of Supervisors v. Greater Media Radio Co.**, 587 A.2d 841, 843 (Pa.Cmmw.1991), citing **Susquehanna Township Bd. of Commissioners v. Hardee's Food Systems, Inc.**, 430 A.2d 367 (Pa.Cmmw.1981). “If the Board's decision is legally sound and supported by substantial evidence, it must

be upheld.” **Curtis Investment Co. v. Zoning Hearing Bd., Borough of West Mifflin**, 592 A.2d 813, 814 (Pa.Cmmw.1991). Substantial evidence is defined as “such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.” **Sweeney v. Zoning Hearing Bd. of Lower Marion Township**, 626 A.2d 1147, 1150 (Pa.1993), citing **Valley View Civic Assn. v. Zoning Bd. of Adjustment**, 462 A.2d 637 (Pa.1983).

DISCUSSION

At issue in this appeal is whether the Board acted in good faith and within its discretion when it disapproved Appellant’s Second Revised Preliminary Land Development Plan for the hotel and conference center.

The Pennsylvania Municipalities Planning Code enables a municipal governing board to consider and take one of the following actions on a preliminary land development plan: approve, approve with conditions or disapprove the plan. “When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of the statute or ordinance relied upon.” 53 P.S. § 10508(2). A decision disapproving a plan is legally sufficient where it incorporates and relies upon the municipal engineer’s report that provides specific numbered reasons for denial. **Advantage Development, Inc. v. Bd. of Supervisors of Jackson Township**, 743 A.2d 1008, 1013-14 (Pa. Cmwlth. 2000). When a plan contains clear substantive issues of noncompliance with a SALDO or other applicable ordinance, the governing body is within its discretion to disapprove the plan. **Herr v. Lancaster County Planning Common**, 625 A.2d 164, 169 (Pa. Cmwlth. 1993); see also **Delchester Developers, L.P. v. London Grove Twp. Bd. of Sup’rs**, 161 A.3d 1106 (Pa. Cmwlth. 2017). A single ground for denial resting on clear noncompliance with a SALDO requirement is sufficient. **Shelbourne Square Assocs., L.P. v. Bd. of Supers., Twp. of Exeter**, 794 A.2d 946, 952 (Pa. Cmwlth. 2002).

53 P.S. § 508 requires that the municipal governing body render its decision on a preliminary land development plan within 90 days

¹ 53 P.S. § 508 is codified at 53 P.S. § 10508.

of the next regular meeting of that governing body following the date the application is filed.¹ The MPC provides for an extension of time for consideration of a plan if the applicant has agreed in writing to the extension of time. 53 P.S. § 10508(3).

“While reciprocal actions taken in good faith are required of the parties, a reciprocal good faith standard cannot simply eliminate the inherent discretionary powers of a municipality in this area.” **Kassouf v. Twp. of Scott**, 883 A.2d 463, 472 (Pa. 2005). “A municipality has a legal obligation to proceed in good faith in reviewing and processing development plans. The duty of good faith includes discussing matters involving technical requirements or ordinance interpretation with an applicant, and providing an applicant a reasonable opportunity to respond to objections or to modify plans where there has been a misunderstanding or difference of opinion.” **Raum v. Bd. of Supervisors of Tredyffrin Twp.**, 370 A.2d 777, 798 (Pa. Cmwlth. 1977). “Unlike a municipality’s duty under § 508, a developer is not specifically bound by any statutory period for submitting revised plans. However, similar to a municipality’s duty under **Raum**, a developer has a reciprocal good faith duty to submit revised plans in a reasonable and timely manner, which will enable a municipality to comply with its duties under § 508 and **Raum**.” **Abarbanel v. Solebury Twp.**, 572 A.2d 862, 864 (Pa. Cmwlth. 1990); **Herr**, 625 A.2d at 172-73. “There is no existing basis in law to suggest that a developer is entitled to infinite opportunities to address and remedy defects in a subdivision plan.” **Kassouf**, 883 A.2d at 476; see also **Delchester Developers**, 161 A.3d at 1115, n. 13.

The Pennsylvania Commonwealth Court in **Raum** found that the township had acted in bad faith in denying the developer’s subdivision plan. As set forth in **Kassouf**:

In **Raum**, after protracted litigation, a developer submitted his subdivision plan to Tredyffrin Township. The township took no action for seventy-eight days, waiting until two days before it was slated to act upon the application to inform the developer that the township planning commission had voted against recommending approval due to two technical errors in the plan. The developer made modifications to its plan in the two days between notification of the planning commission decision not to

recommend approval and the date the township's governing body was to make its decision, but the governing body refused to consider the modifications and rejected the plan on the basis of the two technical errors. The Commonwealth Court held that the township had acted in bad faith by waiting until the last possible moment to raise objections to the developer's plan and then refusing to consider his modifications, particularly where the defects in the plan were merely technical and did not involve a failure to comply with ordinances. *Raum*, 370 A.2d at 798.

Kassouf, 883 A.2d at 472.

The Pennsylvania Supreme Court in **Kassouf** found that the commissioners acted in good faith in denying the developer's plan. In making a finding of good faith, the Court relied on **Herr v. Lancaster County Planning Commission**, 625 A.2d 164, 169 (Pa. Cmwlth. 1993) as follows:

In **Herr**, the Commonwealth Court discussed the **Raum** panel's decision and found it inapplicable where the developer was afforded a reasonable period of time in which to correct defects in his plan. There, following an initial rejection of his plan, the developer submitted a revised plan. The developer was notified of the planning commission's recommendation to reject the plan due to issues related to non-compliance with ordinances two weeks prior to the date of the final decision on his plan. The developer met with township employees during that two-week period to discuss the deficiencies, but did not correct them. The Commonwealth Court panel held that the township acted in good faith in later rejecting the plan, since it had afforded the developer a reasonable opportunity to address the defects in his plan.

Kassouf, 883 A.2d at 475, citing **Herr**, 625 A.2d at 171.

The facts in this case are far closer to **Herr** and **Kassouf** than to **Raum**. A review of the Township's actions in this case leads to the conclusion that the Board acted in good faith, similar to the township commissioners in **Kassouf** and the commission in **Herr**. In the instant case, both the Township's Engineer and Zoning Officer

issued written plan review comments on the Preliminary Land Development Plan, Revised Plan, and the Second Revised Plan within two weeks of each Preliminary Land Development Plan submission. The plan review comments identified numerous substantive deficiencies with cites to the relevant ordinances. These substantive deficiencies were repeated in each iteration of plan review comments. The Board granted three extensions of time for review and action on the Preliminary Land Development Plan, Revised Plan, and the Second Revised Plan. On two separate occasions, the Township Engineer and Zoning Officer met with Appellant and Appellant's engineer. The Board incorporated both the Township's Engineer's and Zoning Officer's plan review comments from May 3, 2018 in its written decision denying the Preliminary Land Development Plan. The Board cited to substantive deficiencies in the Preliminary Land Development Plan under the Mount Joy Township Zoning Ordinance as the reasons for denial of the Preliminary Land Development Plan for a hotel and conference center.

The Board fully complied with 53 P.S. 10508(2) when it denied Appellant's Preliminary Land Development Plan. As such, this Court finds that the Board acted within its discretion and in good faith when it denied the Preliminary Land Development Plan for the hotel and conference center.

ORDER OF COURT

AND NOW, this 28th day of June 2019, for the reasons set forth in the attached Opinion, Appellant's Land Use Appeal is hereby Denied.

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 GRACE E. ALWINE, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Pamela S. Poist, 16 Chinkapin Drive, New Oxford, PA 17350

Attorney: Matthew L. Guthrie, Esq., Barley Snyder, LLP, 40 York Street, Hanover, PA 17331

ESTATE OF SHIRLEEN K. BISHOP, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executrix: Tracy D. Paul, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

ESTATE OF SARA E. CHILDS, DEC'D

Late of Union Township, Adams County, Pennsylvania

Paul Sharpless a/k/a David Paul Sharpless, 6 Wheaton Drive, Littlestown, PA 17340

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARYANN CRAVER a/k/a MARYANN SHEARER CRAVER a/k/a MARYANN SHEARER LANDON, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Catherine Elizabeth Lemley, c/o William B. Cooper, III, Esq., P.O. Box 673, Exton, PA 19341

Attorney: William B. Cooper, III, Esq., P.O. Box 673, Exton, PA 19341

ESTATE OF SHAWNA R. DOWDY, a/k/a SHAWNA RAE DOWDY, a/k/a SHAWNA DOWDY, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Wally Hippensteel, a/k/a Walter John Hippensteel, c/o Jerry A. Weigle, Esq., Weigle & Associates, P.C., 126 East King Street, Shippensburg, PA 17257

Attorney: Jerry A. Weigle, Esq., Weigle & Associates, P.C., 126 East King Street, Shippensburg, PA 17257

ESTATE OF BRIAN D. MCMASTER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executors: Erin N. Johnson and Adam D. McMaster, c/o Genevieve E. Barr, Esq., 11 Carlisle Street, Hanover, PA 17331

Attorney: Genevieve E. Barr, Esq., 11 Carlisle Street, Hanover, PA 17331

ESTATE OF SHIRLEY IRENE SNYDER a/k/a SHIRLEY I. SNYDER a/k/a SHIRLEY I. RENOLL A/K/A SHIRLEY IRENE RENOLL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Thomas E. Renoll, c/o Amy S. Loper, Esq., The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403

Attorney: Amy S. Loper, Esq., The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403

SECOND PUBLICATION**ESTATE OF CORY L. GROFT, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Administratrix C.T.A.: Veronica L. Groft, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

Attorney: Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF ROBERT J. HORNER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executors: James Raggets and Ellen Jane Raggets, 120 Drummond Lane, Hanover, PA 17331

Attorney: Robert L. McQuaide, Esq., Barley Snyder, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

ESTATE OF GEORGE K. WHERLEY, SR., DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Diane M. Wherley, 5 Ashfield Drive, Littlestown, PA 17340

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

THIRD PUBLICATION**ESTATE OF LUCY V. BROUGHTON, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Administrator: Katherine M. Sharrah, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

ESTATE OF KURT R. HOLSCLOW, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Sharon K. Holsclaw, c/o Gary J. Imblum, Esq., Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111

Attorney: Gary J. Imblum, Esq., Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111

ESTATE OF TERESA A. MURREN, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Dorothy L. Chronister, 6044 Rowe Run Road, Chambersburg, PA 17202

Attorney: Robert E. Campbell, Esq., Salzmorn Hughes, P.C., 112 Baltimore Street, Gettysburg, PA 17325

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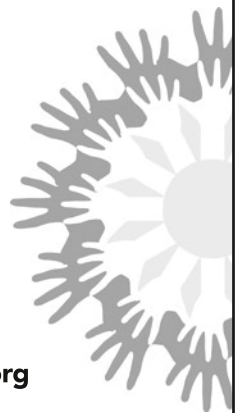
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