

# Adams County Legal Journal

Vol. 54

August 31, 2012

No. 16, pp. 111-121

## IN THIS ISSUE

BEEBE VS. BOWEN ET AL

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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, John W. Phillips, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313. Telephone: (717) 334-1553

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#### NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County—Orphan's Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, September 7, 2012 at 8:30 a.m.

**GOUKER**—Orphan's Court Action Number OC-79-2012. The First and Final Account of Karen Lee Keener, Executrix of the Estate of Theresa M. Gouker, deceased, late of the Borough of McSherrystown, Adams County, Pennsylvania.

**RUPERT**—Orphan's Court Action Number OC-85-2012. The Final Account of James A. Kline, Executor of Robert M. Rupert, deceased, late of the Borough of East Berlin, Adams County, Pennsylvania.

**BLAKE**—Orphan's Court Action Number OC-89-2012. The First and Final Account of Charles D. Blake, Administrator of the Estate of Sean David Blake, deceased, late of Union Township, Adams County, Pennsylvania.

**CLAPSADDLE**—Orphan's Court Action Number OC-103-2012. The First and Final Account of Adams County National Bank, Executor of the Last Will and Testament of Jesse L. Clapsaddle, deceased, late of Cumberland Township, Adams County, Pennsylvania.

Kelly A. Lawyer  
Clerk of Courts

8/24 & 31

#### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
ADAMS COUNTY  
NO. 12-SU-597

BANK OF AMERICA, N.A. AS  
SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, LP

vs.

MELISSA A. EDMONDS and THOMAS  
P. EDMONDS

#### NOTICE

TO: MELISSA A. EDMONDS and  
THOMAS P. EDMONDS

You are hereby notified that on April 23, 2012, Plaintiff, BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 12-SU-597. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 291 BARLEY CIRCLE, HANOVER, PA 17331-8868 whereupon your property would be sold by the Sheriff of Adams County.

You are hereby notified to plead to the above referenced complaint on or before 20 days from the date of this publication or a judgment will be entered against you.

#### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH ABOVE RIGHT. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

ADAMS COUNTY  
COURT ADMINISTRATOR  
ADAMS COUNTY COURTHOUSE  
GETTYSBURG, PA 17325  
717-334-6781, EXT. 213  
LAWYER REFERRAL SERVICE  
MIDPENN LEGAL SERVICES  
128 BRECKENRIDGE STREET  
GETTYSBURG, PA 17325  
717-334-7624

8/31

## BEEBE VS. BOWEN ET AL

1. To determine if a Pennsylvania court may exercise personal jurisdiction over a nonresident defendant, a court must employ a two-part test under the United States Constitution and Pennsylvania's Long Arm statute. First, the Cooperative and its Board of Directors must have established sufficient minimum contacts with Pennsylvania. Second, Pennsylvania's exercise of personal jurisdiction must not offend traditional notions of fair play and substantial justice.

2. To determine if a defendant had sufficient minimum contacts with the forum, the defendant must have purposefully directed its activities to the forum and conducted itself in a manner indicating that it has availed itself of the forum's privileges and benefits so that it should also be subjected to the forum state's laws and regulations.

3. Factors to consider when determining if the exercise of jurisdiction comports with fair play and substantial justice include: the burden on the defendant, the forum state's interest in adjudicating the dispute, the plaintiff's interest in obtaining convenient and effective relief, the interstate judicial system's interest in obtaining the most efficient resolution of controversies, and the shared interest of the several states in furthering fundamental substantive social policies.

4. Serving the Board of Directors as an entity does not satisfy service requirements when Plaintiff initiated this cause of action against the Board of Directors as members and individuals. Plaintiff is required to serve each director that comprises the Board of Directors to properly effectuate service upon the Board of Directors as members and individuals.

5. In Pennsylvania, there is a strong presumption against piercing the corporate veil. The corporate form may be disregarded if the corporate entity is being used to defeat public convenience, justify wrong, protect fraud, or defend crime.

6. Libel, libel per se, slander and slander per se, are all considered defamation causes of action.

7. A communication is defamatory if it tends to harm the reputation of another as to lower him in the estimation of the community or to deter third persons from associating or dealing with him. It is not sufficient if the words are merely embarrassing or annoying to a plaintiff.

8. Libel is the malicious publication of printed or written matter which tends to blacken a person's reputation and to expose him to public hatred, contempt, or ridicule.

9. Negligence is established by proving the following four elements: 1) a duty or obligation recognized by law, 2) breach of that duty, 3) a casual connection between the conduct and the resulting injury, and 4) actual damages. Gross negligence is a form of negligence where the facts support substantially more than ordinary carelessness, inadvertence, laxity, or indifference. Negligence per se applies when an individual violates an applicable statute, regulation, or ordinance designed to prevent public harm.

10. The tort of intentional infliction of emotional distress ("IIED") is defined as one who by extreme and outrageous conduct intentionally or recklessly causes severe emotional distress to another is subject to liability for such emotional distress, and if bodily harm to the other results from it, for such bodily harm.

11. To recover on a claim of IIED, the conduct must be so outrageous in character, and so extreme in degree as to go beyond all possible bounds of decency, and to be regarded as atrocious and utterly intolerable in civilized society.

In the Court of Common Pleas of Adams County, Pennsylvania, Civil, No. 11-S-936, HAROLD R. BEEBE, PLAINTIFF, VS. MARYLYN DIANNE BOWEN, BEACH HARBOR CAMPER'S COOPERATIVE, INC., AND THE BOARD OF DIRECTORS OF BEACH HARBOR CAMPER'S COOPERATIVE, INC., INDIVIDUALLY AND AS MEMBERS, DEFENDANT.

Samuel L. Gates, Esq., for Plaintiff

Edward J. O'Donnell IV, Esq., for Defendant

Campbell, J., February 17, 2012

### OPINION

Before this Court is Defendant's, Beach Harbor Camper's Cooperative, Inc., Amended Preliminary Objections filed December 8, 2011. For the reasons stated herein, Defendant's Amended Preliminary Objections are sustained.

Plaintiff, a Pennsylvania resident, initiated this cause of action against Defendant(s) seeking general damages, special damages, punitive damages and any other relief this Court may deem proper. Plaintiff's Complaint alleges slander per se, slander, libel per se, libel, negligence and gross negligence, invasion of privacy, and intentional infliction of emotional distress against Defendant(s), Beach Harbor Camper's Cooperative, Inc. ("the Cooperative") and the Board of Directors of Beach Harbor Camper's Cooperative, Inc. ("Board of Directors").

The Cooperative, a private, residential RV campground, is a Maryland corporation located in Grasonville, Maryland. In January 2011, Plaintiff was President of the Board of Directors. Plaintiff alleges that in January 2011 the Board of Directors conducted a meeting at the request of Defendant, Marylyn Bowen, at the Rams Head Inn in Maryland. At this meeting, which was held without Plaintiff present, Defendant Bowen allegedly communicated a defamatory statement about Plaintiff. On January 29, 2011, the Board of Directors held a special meeting in Maryland to determine whether Plaintiff should remain as President of the Board of Directors. Plaintiff was provided advanced notice of this meeting and attended. Following the January 29, 2011 special meeting, Plaintiff was removed as President of the Board of Directors and a new President was elected. In February 2011, the new President issued a

“President’s letter” contained in the Cooperative’s newsletter called “The Beachcomber.” The February 2011 President’s letter explained that Plaintiff had been removed as President of the Board of Directors due to recent “inappropriate and unacceptable comments made by [Plaintiff] to our manager, Stacy Bishoff and also to address a complaint by a member of the Beach Harbor concerning a personal matter.” The President’s letter did not specifically discuss the comments or complaint. Based on these facts, Plaintiff filed his Complaint on June 8, 2011. Plaintiff’s complaint specifically requests damages in excess of \$2,000,000.00.

On December 8, 2011, the Cooperative filed Amended Preliminary Objections, and on December 12, 2011, the Cooperative filed its Brief in Support. On January 3, 2012, Plaintiff filed his Brief in Opposition to the Cooperative’s Amended Preliminary Objections. Hearing and argument occurred on February 7, 2012.

It is well established under Pennsylvania law that when ruling on preliminary objections, a court must accept as true all well-pleaded allegations of material fact as well as all inferences reasonably deducible from those facts. *Ballroom, LLC v. Commonwealth*, 984 A.2d 582, 586 n.3 (Pa. Cmwlth. 2009) (citations omitted). Preliminary objections will be sustained only where the case is clear and free from doubt. *Rambo v. Greene*, 906 A.2d 1232, 1235 (Pa. Super. 2006).

Defendant raises several Preliminary Objections. First, the Cooperative argues that Pennsylvania cannot assert personal jurisdiction over the Cooperative and the Board of Directors. When determining if there is personal jurisdiction, “the burden of proof initially rests upon the party contesting jurisdiction; once that party has provided proof, the burden then shifts to the non-moving party to adduce some evidence demonstrating that there is a basis for asserting jurisdiction over the moving party.” *Haas v. Four Seasons Campground, Inc.*, 952 A.2d 688, 691 (Pa. Super. 2008).

Pennsylvania’s Long Arm statute permits the exercise of jurisdiction to the fullest extent allowed under the Constitution of the United States and may be based on the most minimum contact with this Commonwealth allowed under the Constitution of the United States. **42 Pa. C.S.A. § 5322(b)**. To determine if a Pennsylvania court may exercise personal jurisdiction over a nonresident defendant, a court must employ a two-part test under the United States Constitution and

Pennsylvania's Long Arm statute. First, the Cooperative and its Board of Directors must have established sufficient minimum contacts with Pennsylvania. *Nutrition Mgmt. Serv. Co. v. Hinchcliff*, 926 A.2d 531, 536 (Pa. Super. 2007) (citation and quotations omitted). Second, Pennsylvania's exercise of personal jurisdiction must not offend traditional notions of fair play and substantial justice. *Id.* (citations and quotations omitted).

To determine if a defendant had sufficient minimum contacts with the forum, the defendant's contacts must:

be such that the defendant could reasonably anticipate being called to defend itself in the forum...Random, fortuitous[,] and attenuated contacts cannot reasonably notify a party that it may be called to defend itself in a foreign forum and, thus, cannot support the exercise of personal jurisdiction. That is, the defendant must have purposefully directed its activities to the forum and conducted itself in a manner indicating that it has availed itself of the forum's privileges and benefits so that it should also be subjected to the forum state's laws and regulations.

*Id.* (citation omitted).

If these requirements are not met, the Cooperative and Board of Directors did not possess sufficient minimum contacts with Pennsylvania.

If a defendant possesses sufficient minimum contacts with the forum, a court must next determine if the exercise of personal jurisdiction comports with fair play and substantial justice. *Commonwealth Capital Funding, Inc. v. Franklin Square Hosp.*, 620 A.2d 1154, 1158 (Pa. Super. 1993) (citation and quotations omitted). Factors to consider when determining if the exercise of jurisdiction comports with fair play and substantial justice include:

the burden on the defendant, the forum [s]tate's interest in adjudicating the dispute, the plaintiff's interest in obtaining convenient and effective relief, the interstate judicial system's interest in obtaining the most efficient resolution of controversies, and the shared interest of the several [s]tates in furthering fundamental substantive social policies.

*Id.*

Instantly, personal jurisdiction is improper in Pennsylvania. The Cooperative does not have sufficient minimum contacts with Pennsylvania to confer personal jurisdiction. The Cooperative, a private, residential campground, is a Maryland corporation located in Grasonville, Maryland. The Cooperative's membership consists of 263 members, approximately 30 of which are Pennsylvania residents. The Cooperative also maintains a website. However, the Cooperative's website does not solicit membership or sales, and members of the Cooperative cannot make payment through the website. Additionally, the Cooperative publishes its newsletter, "The Beachcomber," which is mailed to only members of the Cooperative and is not published generally. Six to eight issues of "The Beachcomber" are issued per year.

Plaintiff suggests that personal jurisdiction is proper in Pennsylvania because of the Cooperative's dissemination of its newsletter, "The Beachcomber," to those 30 Pennsylvania residents who are members of the Cooperative. Plaintiff points to no other contact between the Cooperative and Pennsylvania. Dissemination of "The Beachcomber" to some Cooperative members who happen to be Pennsylvania residents does not constitute sufficient minimum contacts to Pennsylvania to subject the Cooperative to the jurisdiction of Pennsylvania courts. Under Plaintiff's theory, personal jurisdiction could then be proper in any state where a Cooperative member lives and is mailed an issue of "The Beachcomber." This type of contact is the random, attenuated, and fortuitous contact that does not reasonably notify a party that it may be called into court in the forum and is contrary to the minimum contacts constitutional analysis. The Cooperative did not purposefully direct its activities to Pennsylvania residents in a manner in which it availed itself to the benefits and privileges of Pennsylvania. To the contrary, the Cooperative is located in Maryland, and all of its business and activities are in Maryland.

Furthermore, the alleged defamatory statement made by Defendant Bowen was allegedly communicated to the Board of Directors at the Rams Head Inn, a bar located in Maryland. Plaintiff also alleges that his reputation was affected within the Cooperative, which is located in Maryland. Simply stated, the Cooperative and Board of Directors do not have the requisite minimum contacts with Pennsylvania to pass constitutional muster under the minimum contacts analysis.

Therefore, personal jurisdiction in Pennsylvania is improper, and Defendant's Preliminary Objection based on lack of personal jurisdiction is sustained.

The Cooperative also argues that service upon the Board of Directors was not properly effectuated. Under Pennsylvania Rule of Civil Procedure 402:

- (a) [o]riginal process may be served
  - (1) by handing a copy to the defendant; or
  - (2) by handing a copy
    - (i) at the residence of the defendant to an adult member of the family with whom he resides; but if no adult member of the family is found, then to an adult person in charge of such residence; or
    - (ii) at the residence of the defendant to the clerk manager of the hotel, inn, apartment house, boarding house, or other place of lodging at which he resides;
    - (iii) at any office or usual place of business of the defendant to his agent or the person for the time being in charge thereof.

**Pa. R. Civ. P. 402.**

Plaintiff filed the instant cause of action against the Board of Directors as members and as individuals. According to the Sheriff's Affidavit of Return, the Board of Directors, as an entity, was served at the Cooperative's address, 111 Beach Harbor Drive, Grasonville, Maryland on June 14, 2011. However, each member of the Board of Directors was not properly served with Plaintiff's Complaint. Serving the Board of Directors as an entity does not satisfy service requirements when Plaintiff initiated this cause of action against the Board of Directors as members and individuals. Plaintiff is required to serve each director that comprises the Board of Directors to properly effectuate service upon the Board of Directors as members and individuals. Therefore, Defendant's Preliminary Objection based on defective service of the Board of Directors is sustained.



The Cooperative also argues that all of Plaintiff's claims fail for legal insufficiency. To determine if a complaint fails for legal insufficiency (demurrer), the court may only determine whether, on the basis of the allegations that the plaintiff pled, the plaintiff possesses a cause of action recognizable at law. *Adoption of S.P.T.*, 783 A.2d 779, 782 (Pa. Super. 2001). The court may not consider factual matters, no testimony, or other evidence outside the complaint that may be adduced, and the court may not address the merits of the matters represented in the complaint. *Id.*

First, the Cooperative argues that Plaintiff has failed to plead a cause of action that would allow this Court to pierce the Cooperative's corporate veil. In Pennsylvania, there is a strong presumption against piercing the corporate veil. *Lumax Industries, Inc. v. Aultman*, 669 A.2d 893, 895 (Pa. 1995). A court must "start from the general rule that the corporate entity should be recognized and upheld, unless specific, unusual circumstances call for an exception." *Id.* (citation omitted). The corporate form may be disregarded if the corporate entity is being used to defeat public convenience, justify wrong, protect fraud, or defend crime. *Advanced Tel. Sys., Inc. v. Com-net Prof'l Mobile Radio, LLC*, 846 A.2d 1264, 1278 (Pa. Super. 2004). A court, when considering piercing the corporate veil, must consider the following factors: undercapitalization, failure to adhere to corporate formalities, substantial intermingling of corporate and personal affairs, and the use of the corporate form to perpetuate a fraud. *Id.*

Instantly, this Court declines to pierce the corporate veil. Plaintiff has not pleaded that the Cooperative is being used to defeat public convenience, justify wrong, protect fraud, or defend crime. Additionally, Plaintiff has not pleaded facts to indicate that the Cooperative is undercapitalized, that there was intermingling of corporate and personal funds, or that the corporate form was used to perpetuate a fraud. While Plaintiff attempts to plead that the Cooperative failed to adhere to corporate formalities by not notifying Plaintiff of a meeting held at the Rams Head Inn with Defendant Bowen, there is nothing to suggest that this was a formal meeting of the Board of Directors. The meeting occurred at a bar outside of the confines of the Cooperative. Therefore, the Cooperative's Preliminary Objection based on Plaintiff's attempt to pierce the corporate veil is sustained.

Next, the Cooperative argues that Plaintiff has failed to state a legally sufficient claim for libel, libel per se, slander, and slander per se. Libel, libel per se, slander, and slander per se are all considered defamation causes of action. A plaintiff in a defamation action has the burden of proving: 1) the defamatory character of the communication, 2) its publication by the defendant, 3) its application to the plaintiff, 4) the understanding by the recipient of its defamatory meaning, 5) the understanding by the recipient of it as intended to be applied to the plaintiff, 6) special harm resulting to the plaintiff from its publication, and 7) abuse of conditionally occasioned privilege. **42 Pa. C.S.A. § 8343(a)(1)-(7).**

A court must first determine whether communication at issue is capable of a defamatory meaning. *Agriss v. Roadway Exp., Inc.*, 483 A.2d 456, 461 (Pa. Super. 1984). “A communication is defamatory if it tends to harm the reputation of another as to lower him in the estimation of the community or to deter third persons from associating or dealing with him.” *Id.* (citation omitted). It is not sufficient if the words are merely embarrassing or annoying to a plaintiff. *Id.* A court must consider the communication in context to determine the effect the communication is calculated to produce, and the impression it would naturally engender, in the minds of average persons among whom it is intended to circulate. *Tucker v. Philadelphia Daily News*, 848 A.2d 113, 124 (Pa. 2004). If a court determines that the challenged publication is not capable of a defamatory meaning, there is no basis for the matter to proceed to trial. *Id.* at 123-24.

Libel is the malicious publication of printed or written matter which tends to blacken a person’s reputation and to expose him to public hatred, contempt, or ridicule. *Id.* at 124. Plaintiff bases his libel claim on the February 2011 “President’s letter” in “The Beachcomber,” stating that Plaintiff had been removed as President of the Board of Directors due to recent “inappropriate and unacceptable comments made by [Plaintiff] to our manager, Stacy Bishoff and also to address a complaint by a member of the Beach Harbor concerning a personal matter.” However, this written statement does not constitute libel. The statement does not specifically describe the comments or the complaint. The President’s letter also does not adopt such comments or the complaint as its own. Rather, the President’s letter generally characterizes the comments as inappropriate and unacceptable and does

not further elaborate on the comments. Moreover, the President's letter does not go into detail about the complaint regarding a personal matter. These generalizations about Plaintiff's removal as President are insufficient to confer a defamatory meaning. In fact, the President's letter was carefully worded so as not to defame Defendant's character. That there may be speculation or gossip among members of a closed and private RV community in Maryland does not give rise to a cause of action in Pennsylvania for defamation.

Plaintiff also has failed to aver that third persons have been deterred from associating or dealing with him. Instead, Plaintiff avers that he has not visited the Cooperative since January 2011 other than to maintain his property and attend board meetings. Plaintiff's own decision not to visit the Cooperative does not support the notion that third persons have been deterred from associating with him. Finally, Plaintiff has failed to plead facts showing that the Cooperative abused its conditional privilege of explaining a change in presidency to its members. Therefore, the Cooperative's Preliminary Objection based on the legal insufficiency of Plaintiff's libel claims is sustained.

Likewise, Plaintiff's slander claim also fails. Slander is defamation by words spoken. *Solosko v. Paxton*, 119 A.2d 230, 232 (Pa. 1956). Plaintiff has not averred any defamatory statements verbally published by the Cooperative. While Plaintiff's slander claim is based on a statement verbally communicated to the Cooperative by Defendant Bowen at the Rams Head Inn, the Cooperative did not verbally publish such a statement. Therefore, the Cooperative's Preliminary Objection based on the legal insufficiency of Plaintiff's slander claims is sustained.

The Cooperative also argues that Plaintiff has failed to state a legally sufficient claim for negligence, negligence per se, and gross negligence. The common law elements of negligence are well established. Negligence is established by proving the following four (4) elements: 1) a duty or obligation recognized by law, 2) breach of that duty, 3) a causal connection between the conduct and the resulting injury, and 4) actual damages. *Grossman v. Barke*, 868 A.2d 561, 566 (Pa. Super. 2005), appeal denied, 889 A.2d 89 (Pa. 2005). Gross negligence is a form of negligence where the facts support substantially more than ordinary carelessness, inadvertence, laxity, or indifference. The behavior of the defendant must be flagrant, grossly

deviating from the ordinary standard of care. *Potts v. Step By Step, Inc.*, 26 A.3d 1115, 1119 (Pa. Super. 2011). Negligence per se applies when an individual violates an applicable statute, regulation or, ordinance designed to prevent public harm. *Sodders v. Fry*, 32 A.3d 882, 887 (Pa. Cmwlth. 2011).

Instantly, Plaintiff has failed to plead any cause of action based on negligence. With regard to common law negligence, Plaintiff has failed to identify any duty recognized by law that the Cooperative owed to Plaintiff. Plaintiff has also failed to plead: 1) any breach of any potential duty, 2) a causal connection between the Cooperative's alleged conduct, or 3) any actual damages. Simply stated, Plaintiff has not sufficiently pleaded any elements of common law negligence. Because Plaintiff's common law negligence claim has failed, Plaintiff's gross negligence claim must also fail. Plaintiff has not pleaded any facts indicating that the Cooperative's behavior was flagrant and grossly deviated from the ordinary standard of care. Finally, Plaintiff's negligence per se claim also fails as Plaintiff has not identified any applicable statute, regulation, or ordinance designed to prevent public harm that the Cooperative violated. Therefore, the Cooperative's Preliminary Objection based on the legal insufficiency of Plaintiff's negligence claims is sustained.

The Cooperative also argues that Plaintiff has failed to state a legally sufficient claim for invasion of privacy. Invasion of privacy is not one tort, but consists of four (4) distinct causes of action. *Culver by Culver v. Port Allegany Reporter Argus*, 598 A.2d 54, 56 (Pa. Super. 1991). The four (4) separate causes of action are: 1) intrusion upon seclusion, 2) appropriation of name or likeness, 3) publicity given to private life, and 4) publicity placing a person in false light. *Id.*

Instantly, Plaintiff has simply averred "invasion of privacy" in Count VIII of his Complaint. Plaintiff does not specify which of the four (4) possible invasion of privacy torts he seeks to recover under. This Court declines to speculate which invasion of privacy tort Plaintiff bases his claim upon. Therefore, the Cooperative's Preliminary Objection based on the legal insufficiency of Plaintiff's invasion of privacy claim is sustained.

Finally, the Cooperative argues that Plaintiff has failed to state a legally sufficient claim for intentional infliction of emotional distress ("IIED"). The tort of IIED is defined as follows:

[o]ne who by extreme and outrageous conduct intentionally or recklessly causes severe emotional distress to another is subject to liability for such emotional distress, and if bodily harm to the other results from it, for such bodily harm.

*Hoy v. Angelone*, 720 A.2d 745, 753 (Pa. 1998) (quoting **Restatement (Second) Torts § 46(1) (1965)**).

To recover on a claim of IIED, “[t]he conduct must be so outrageous in character, and so extreme in degree as to go beyond all possible bounds of decency, and to be regarded as atrocious and utterly intolerable in civilized society.” *Hoy*, 720 A.2d at 754. Additionally, “[i]t has not been enough that a defendant has acted with intent which is tortuous or even criminal, or that he has intended to inflict emotional distress, or even that his conduct has been characterized as ‘malice’ or a degree of aggravation that would entitle the plaintiff to punitive damages for some other type of tort.” *Id.*

Instantly, Plaintiff has failed to plead a legally sufficient claim for IIED. Plaintiff has not alleged extreme or outrageous conduct by the Cooperative. The Cooperative’s publication of its President’s letter that briefly and vaguely described the reasons why the Cooperative removed Plaintiff as its current President and elected a new President falls far short from the extreme and outrageous conduct required for a claim of IIED. The President’s letter did not go beyond all possible bounds of decency so as to be atrocious and utterly intolerable. Rather, the President’s letter generally described the reasons for the change in presidency without going into specifics. Therefore, the Cooperative’s Preliminary Objection based on the legal insufficiency of Plaintiff’s IIED claim is sustained.

For all the reasons stated herein, Defendant’s Amended Preliminary Objections are sustained.<sup>1</sup> Accordingly, the attached Order is entered.

### ORDER

AND NOW, this 17th day of February 2012, Defendant’s Amended Preliminary Objections to Plaintiff’s Complaint are sustained. Plaintiff’s Complaint is dismissed without prejudice to file in Maryland.

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<sup>1</sup> As must be the case, this Opinion is based on Pennsylvania law. As indicated herein, jurisdiction properly lies in Maryland. Nothing contained in this Opinion should be construed as commentary on the viability of a cause of action by Plaintiff in Maryland pursuant to Maryland law.

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 21st day of September 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:

2011-SU-0001667

Property Address: 16 Black Bass Trail, Fairfield, PA 17320

Parcel No.: 43-006-0046

Municipality: Carroll Valley

Improvements: Single Family Dwelling

Defendants: Neal A. Wuethrich and

Helen B. Wuethrich

Attorneys for Plaintiff: Ashleigh L.

Marin, Esq., 908-233-8500

Writ of Execution No.:

2010-SU-0000493

Property Address: 18 East Locust Lane, New Oxford, PA 17350

Parcel No.: (35) 9-63

Municipality: New Oxford

Improvements: Residential Dwelling

Defendants: Debra A. Marick and

Anthony G. Marick

Attorneys for Plaintiff: Lisa Lee, Esq.,

215-627-1322

Writ of Execution No.:

2012-SU-0000413

Property Address: 5 Sunset Drive, Gettysburg, PA 17325

Parcel No.: (06) 5-41

Municipality: Bonneauville

Improvements: Residential Dwelling

Defendants: Judy A. Petenbrink and

Robert A. Petenbrink

Attorneys for Plaintiff: David Fein, Esq.,

215-627-1322

Writ of Execution No.:

2009-NO-0000649

Property Address: 2 Union View Drive, Gettysburg, PA 17325

Parcel No.: 09F12-0262-000

Municipality: Cumberland

Improvements: Residential Dwelling

Defendants: Michael J. Stanko and

Barbara Stanko

Attorneys for Plaintiff: Robert E.

Campbell, Esq., 717-334-9278

Writ of Execution No.:

2010-SU-0001551

Property Address: 321 Oxford Road, New Oxford, PA 17350

Parcel No.: (35)-001-0133

Municipality: Oxford

Improvements: Residential Dwelling

Defendants: Patrick W. Knight and

Jessica M. Reissinger

Attorneys for Plaintiff: Amy Glass, Esq.,

856-669-5400

Writ of Execution No.:

2010-SU-0001212

Property Address: 1025 Water Drive, Hanover, PA 17331

Parcel No.: 08-K14-0140D-00

Municipality: Conewago

Improvements: Residential Dwelling

Defendants: David W. Myers and

Carolyn S. Myers

Attorneys for Plaintiff: Kassia Fialkoff,

Esq., 856-669-5400

Writ of Execution No.:

2012-SU-0000477

Property Address: 418 Ridge Avenue, McSherrystown, PA 17344

Parcel No.: 01-28-005-0043-00-000

Municipality: McSherrystown

Improvements: Residential Dwelling

Defendants: Justin R. Brady and

Denise L. Kipple

Attorneys for Plaintiff: Amy Glass, Esq.,

856-669-5400

Writ of Execution No.:

2010-SU-0000653

Property Address: 155 High Street, Orrtanna, PA 17353

Parcel No.: C10-48H

Municipality: Franklin

Improvements: Residential Dwelling

Defendants: Lois C. Eichelberger, Melody

A. Means, and Ricky E. Gingerich

Attorneys for Plaintiff: Jill P. Jenkins,

Esq., 215-627-1322

Writ of Execution No.:

2010-SU-0000206

Property Address: 305 Lincolnway East, New Oxford, PA 17350

Parcel No.: (34) 005-0108

Municipality: New Oxford

Improvements: Residential Dwelling

Defendants: Dustin L. Sellman and

Amy M. Sellman

Attorneys for Plaintiff: Lisa Lee, Esq.,

215-627-1322

Writ of Execution No.:

2012-SU-0000344

Property Address: 41 Robin Trail, Fairfield, PA 17320

Parcel No.: (43) 029-0100

Municipality: Carroll Valley

Improvements: Residential Dwelling

Defendants: Ronald W. Mathews and

Angela L. Mathews

Attorneys for Plaintiff: Marc S.

Weisberg, Esq., 215-790-1010

Writ of Execution No.:

2011-SU-0000860

Property Address: 311 Tract Road, Fairfield, PA 17320

Parcel No.: 18-C16-0025A

Municipality: Hamiltonban

Improvements: Residential Dwelling

Defendants: Roland Stewart Keyser and

Rosalie M. Keyser

Attorneys for Plaintiff: Ashleigh L.

Marin, Esq., 908-233-8500

Writ of Execution No.:

2011-SU-0001452

Property Address: 58 Patrick Avenue, Littlestown, PA 17340

Parcel No.: 27-008-0056

Municipality: Littlestown

Improvements: Residential Dwelling

Defendants: Keith R. Cunningham and

Keri A. White

Attorneys for Plaintiff: Ashleigh L.

Marin, Esq., 908-233-8500

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter. Purchaser must settle for property on or before filing date. ALL claims to property must be filed with Sheriff before sale date.

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James Muller

Sheriff of Adams County

<http://www.sheriffadamscounty.com/sheriffsales.html>

8/24, 31 & 9/7

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 21st day of September 2012, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:  
2011-SU-0001443  
Property Address: 16 Yorktowne Court,  
Littlestown, PA 17340  
Parcel No.: 27-014-0046  
Municipality: Littlestown  
Improvements: Residential Dwelling  
Defendants: Craig H. Jordan and  
Susan M. Jordan  
Attorneys for Plaintiff: Gregory  
Javardian, Esq., 215-942-9690

Writ of Execution No.:  
2011-SU-0001106  
Property Address: 62 Red Bird Lane,  
Gettysburg, PA 17325  
Parcel No.: 06002-0027---000  
Municipality: Bonneauville  
Improvements: Residential Dwelling  
Defendants: Richard Clark and  
Sharon Clark  
Attorneys for Plaintiff: Gregory  
Javardian, Esq., 215-942-9690

Writ of Execution No.:  
2012-SU-0000380  
Property Address: 11 Barlow Drive,  
East Berlin, PA 17316  
Parcel No.: 23-109-0045  
Municipality: Latimore  
Improvements: Residential Dwelling  
Defendants: Cynthia E. Mueller and  
Christian S. Mueller  
Attorneys for Plaintiff: Jill P. Jenkins,  
Esq., 215-627-1322

Writ of Execution No.:  
2012-SU-0000095  
Property Address: 210 Kindig Road,  
Littlestown, PA 17340  
Parcel No.: J-17-205  
Municipality: Germany  
Improvements: Residential Dwelling  
Defendants: Jacque N. Mumma and  
Brian A. Traczy  
Attorneys for Plaintiff: Paige M. Bellino,  
Esq., 856-669-5400

Writ of Execution No.:  
2011-SU-0001632  
Property Address: 4 Sycamore Court,  
Littlestown, PA 17340  
Parcel No.: 06-009-0114A-000  
Municipality: Bonneauville  
Improvements: Residential Dwelling  
Defendants: Jason P. Summers and  
Jessica H. Rosi  
Attorneys for Plaintiff: Ashleigh L.  
Marin, Esq., 908-233-8500

Writ of Execution No.:  
2012-SU-0000010  
Property Address: 1691 Orrtanna Road,  
Orrtanna, PA 17353-9739  
Parcel No.: 18-CI2-0118-000  
Municipality: Hamiltonban  
Improvements: Residential Dwelling  
Defendants: Tim Atteberry, Timothy E.  
Atteberry, Shannon Leahy, and  
Shannon K. Leahy  
Attorneys for Plaintiff: Ashleigh L.  
Marin, Esq., 908-233-8500

Writ of Execution No.:  
2011-SU-0001690  
Property Address: 3001 Old Route 30,  
Orrtanna, PA 17353  
Parcel No.: 12, B09, 0123H  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: Brick Point Construction, Inc.  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2011-SU-0001687  
Property Address: 855 Orrtanna Road,  
Orrtanna, PA 17353  
Parcel No.: 12, C11, 0122  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: Brick Point Construction, Inc.  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2010-SU-0000207  
Property Address: 43 North Main  
Street, Biglerville, PA 17307  
Parcel No.: (05)-003-0042  
Municipality: Biglerville  
Improvements: Residential Dwelling  
Defendants: Daniel J. Fidler  
Attorneys for Plaintiff: Marc S.  
Weisberg, Esq., 215-790-1010

Writ of Execution No.:  
2009-SU-0000283  
Property Address: 373 Village Drive,  
Gettysburg, PA 17325-3002  
Parcel No.: 16,009-0147---000  
Municipality: Gettysburg  
Improvements: Residential Dwelling  
Defendants: Christian F. Robinder  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001688  
Property Address: 900 Center Mills  
Road, Aspers, PA 17304  
Parcel No.: 07, G06, 0024A  
Municipality: Butler  
Improvements: Residential Dwelling  
Defendants: Brick Point Construction, Inc.  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2011-SU-0001689  
Property Address: 3180 Emmitsburg  
Road, Gettysburg, PA 17325  
Parcel No.: 13, E17, 0016  
Municipality: Freedom  
Improvements: South Ridge Motel  
Defendants: Brick Point Construction, Inc.  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

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James Muller  
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## SHERIFF SALES

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Writ of Execution No.:  
2012-SU-0000499  
Property Address: 5061 Baltimore Pike,  
Littlestown, PA 17340  
Parcel No.: 15,117,0011  
Municipality: Germany  
Improvements: Residential Dwelling  
Defendants: Bruce C. Crouse and  
Sydney L. Crouse  
Attorneys for Plaintiff: Edward G. Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2012-SU-0000357  
Property Address: 94 Boyd Hollow  
Road a/k/a Boyd's Hollow Road,  
Biglerville, PA 17307-9092  
Parcel No.: 29C06-0043C---000  
Municipality: Menallen  
Improvements: Residential Dwelling  
Defendants: Arthur G. Cease and  
Kimberlee A. Cease  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0000064  
Property Address: 49 Fiddler Drive,  
New Oxford, PA 17350-8873  
Parcel No.: 35001-0052---038  
Municipality: Oxford  
Improvements: Condominium Unit  
Defendants: Kenneth R. Smith and  
Lori Ann Smith  
Attorneys for Plaintiff: Allison F. Wells,  
Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000416  
Property Address: 1666 Center Mills  
Road, Aspers, PA 17304-9466  
Parcel No.: 29001-0001---000  
Municipality: Menallen  
Improvements: Residential Dwelling  
Defendants: Elizabeth Starling  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2009-SU-0001031  
Property Address: 3145 Old Route 30,  
Ortanna, PA 17353-9425  
Parcel No.: 12, B09-0142-000  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: Stephen B. Shank and  
Holly M. Shank  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000426  
Property Address: 31 Wall Street,  
Gettysburg, PA 17325  
Parcel No.: 16010-0305---000  
Municipality: Gettysburg  
Improvements: Residential Dwelling  
Defendants: Robert G. Kuhn III and  
Angel L. Kuhn  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001831  
Property Address: 311 West High  
Street, New Oxford, PA 17350-1503  
Parcel No.: 34004-0105---000  
Municipality: New Oxford  
Improvements: Residential Dwelling  
Defendants: Kassie D. Staub-Feist a/k/a  
Kassie Dawn Feist and Michael M.  
Feist a/k/a Michael Matthew Feist  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000543  
Property Address: 12 Persimmon Trail,  
Fairfield, PA 17320-8488  
Parcel No.: 43046-0037---000  
Municipality: Carroll Valley  
Improvements: Residential Dwelling  
Defendants: Daniel C. Lamonica and  
Joyce L. Lamonica  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000041  
Property Address: 60 4th Street,  
Biglerville, PA 17307-9073  
Parcel No.: 05004-0077---000  
Municipality: Biglerville  
Improvements: Residential Dwelling  
Defendants: Jason A. Marshall  
Attorneys for Plaintiff: Allison F. Wells,  
Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000291  
Property Address: 490 South Columbus  
Avenue, Littlestown, PA 17340-1516  
Parcel No.: 27011-0136---000  
Municipality: Littlestown  
Improvements: Residential Dwelling  
Defendants: Charles M. Flickinger and  
Susan D. Brady  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2009-SU-0001096  
Property Address: 13 Cedarfield Drive,  
Gettysburg, PA 17325  
Parcel No.: 06009-0121---000  
Municipality: Bonneauville  
Improvements: Condominium Unit  
Defendants: Estate of Margot May  
Maryn a/k/a Margot M. Maryn, Micah  
Aaron Maryn, Executor and Devisee  
of the Estate of Margot May Maryn  
a/k/a Margot M. Maryn  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000456  
Property Address: 332 Green Springs  
Road, Hanover, PA 17331-8982  
Parcel No.: 04L12-0051---000  
Municipality: Berwick  
Improvements: Residential Dwelling  
Defendants: Donald E. Riley  
Attorneys for Plaintiff: Matthew  
Brushwood, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0002021  
Property Address: 1570 Town Hill Road,  
York Springs, PA 17372-8903  
Parcel No.: 23I01-0024H---000  
Municipality: Latimore  
Improvements: Residential Dwelling  
Defendants: Sarah Jean Bream and  
Paul Lucas Bream  
Attorneys for Plaintiff: Allison F. Wells,  
Esq., 215-563-7000

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James Muller  
Sheriff of Adams County

<http://www.sheriffofadamscounty.com/sheriffsales.html>

8/24, 31 & 9/7



**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 JOHN P. MAHON a/k/a JOHN PATRICK MAHON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Jennifer L. Riley, 1099 Irishtown Road, Apt. E, New Oxford, PA 17350

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

**ESTATE OF CARLENE MASON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Debra Snyder, 41 Pleasanton Drive, East Berlin, PA 17316

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**ESTATE OF WALTER W. ROGERS, DEC'D**

Late of Liberty Township, Adams County, Pennsylvania

Executrix: Patricia A. Ruehl, 707 Hawick Court, Murrells Inlet, SC 29576

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**ESTATE OF LARRY M. WOLF, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Executor: Brad Wolf, 575 Willow Lane, York Springs, PA 17372

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

**ESTATE OF LINDA M. WOLF, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Executor: Brad Wolf, 575 Willow Lane, York Springs, PA 17372

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

**SECOND PUBLICATION**

**ESTATE OF DANIEL F. BOOSE, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Daniel O. Boose, 202 Lakeside Drive, Lewisburg, PA 17837

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**ESTATE OF RICHARD C. MICHAEL, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Richard D. Michael, 9 Vista Circle, Lemoyne, PA 17043

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

**ESTATE OF WALTER C. SELL, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Randall L. Sell, HC 52, Box 1314, Augusta, WV 26704

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**THIRD PUBLICATION**

**ESTATE OF CHARLES C. CARBAUGH, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executor: Anthony Laughman, 1210 Westminster Avenue, Hanover, PA 17331

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

**ESTATE OF ALICE G. HOAK, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrices: Susan G. Hoak, 2937 North Sixth Street, Harrisburg, PA 17110; Nancy D. Hoak, 3063 York Road, Gettysburg, PA 17325

Attorney: Ronald J. Hagarman, Esq., 110 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF LEROY R. RUDISILL, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Wendy K. Rudisill, 46 East Middle Street, Gettysburg, PA 17325

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

**ESTATE OF JENNIFER L. WEAVER, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Brooke H. Barrett, 736 Harrison Drive, Gettysburg, PA 17325

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

**SUCCESSOR TRUSTEE'S NOTICE**

**NANCY T. ASHMORE**, formerly **NANCY B. WORCESTER**, Settlor of the Nancy B. Worcester Revocable Trust dated November 12, 2001, late of Oxford Township, Adams County, Pennsylvania, deceased. All persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to the undersigned:

Successor Trustee: Susan E. Miller, 217 South Street, Hanover, PA 17331

Attorney: Timothy J. Shultis, Esq., Shultis Law, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331

## SHERIFF SALES

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Writ of Execution No.:  
2009-SU-0001876  
Property Address: 1275 Braggstown Road, Dillsburg, PA 17019-9201  
Parcel No.: 23K03-0010---000  
Municipality: Latimore  
Improvements: Residential Dwelling  
Defendants: Richard W. Fishel and Nicole C. Fishel a/k/a Nichole C. Fishel  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0001228  
Property Address: 460 Biglerville Road a/k/a 460 Carlisle Road, Biglerville, PA 17307-9245  
Parcel No.: 07F07-0040---000  
Municipality: Butler  
Improvements: Residential Dwelling  
Defendants: Sara R. Shetter  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2009-SU-0001139  
Property Address: 1990 Storms Store Road a/k/a 1990 Storm Store Road, New Oxford, PA 17350-9515  
Parcel No.: 35J12-0209---000  
Municipality: New Oxford  
Improvements: Residential Dwelling  
Defendants: Glend W. McGuire Sr.; Deceased Unknown Heirs, Successors, Assigns, and all persons, firms, or associations claiming right, title, or interest from or Glend W. McGuire Jr. - Heir; Meisha Grimes - Heir; Evan McGuire - Heir; Deborah McGuire - Heir  
Attorneys for Plaintiff: Allison F. Wells, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000096  
Property Address: 75 West Myrtle Street, Littlestown, PA 17340-1113  
Parcel No.: 27008-0009---000  
Municipality: Littlestown  
Improvements: Residential Dwelling  
Defendants: Jacen N. Lewis and Leanne Lewis  
Attorneys for Plaintiff: Matthew Brushwood, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001510  
Property Address: 409 Ridge Avenue, McSherrystown, PA 17344-1507  
Parcel No.: 28005-0007B---000  
Municipality: McSherrystown  
Improvements: Residential Dwelling  
Defendants: Clarence D. Cooper Jr. and Linda C. Cooper  
Attorneys for Plaintiff: Christina Viola, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000242  
Property Address: 5289 Chambersburg Road, Orrtanna, PA 17353-9763  
Parcel No.: 12B09-0147---000  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: David L. Gladhill Jr. and Karen M. Gladhill  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0000959  
Property Address: 162 South Main Street, Biglerville, PA 17307-9418  
Parcel No.: 05005-0038---000  
Municipality: Biglerville  
Improvements: Residential Dwelling  
Defendants: Bill A. Vanarsdale and Brandee L. Vanarsdale  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0001690  
Property Address: 1055 Mummasburg Road, Gettysburg, PA 17325-8514  
Parcel No.: 09-F12---0069-000  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Jerry E. Shultz Jr. and Angela M. Shultz  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001337  
Property Address: 7 Dinwiddie Court, Gettysburg, PA 17325-8805  
Parcel No.: 09F12-0243-000  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Katherine A. Perry  
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000178  
Property Address: 111 Cider Drive, York Springs, PA 17372-9400  
Parcel No.: 42002-0074---000  
Municipality: York Springs  
Improvements: Residential Dwelling  
Defendants: Geoffery W. Griffin  
Attorneys for Plaintiff: Matthew Brushwood, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001598  
Property Address: 860 Bon Ox Road, Gettysburg, PA 17325  
Parcel No.: 32, 113, 0002  
Municipality: Mt. Pleasant  
Improvements: Residential Dwelling  
Defendants: Neal E. Hale  
Attorneys for Plaintiff: Richard Thrasher, Esq., 717-334-2159

Writ of Execution No.:  
2010-SU-0000056  
Property Address: 1226 Pine Run Road, Abbottstown, PA 17301-9732  
Parcel No.: 17K09-0018E---000  
Municipality: Hamilton  
Improvements: Residential Dwelling  
Defendants: Steve M. Talpas and Stephanie A. Talpas  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2011-TL-0000394  
Property Address: 120 Kimberly Court, New Oxford, PA 17350  
Parcel No.: 36-J08-0112---000  
Municipality: Reading  
Improvements: Residential Dwelling  
Defendants: Russell J. Althoff and Tammy M. Althoff  
Attorneys for Plaintiff: Sharon E. Myers, Esq., 717-848-4900

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