

Adams County Legal Journal

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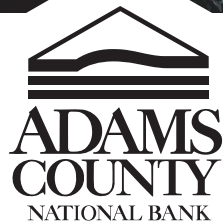
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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-594 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 real estate located in Conewago Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southeast side of Hanover Pike (PA Route 194) on line of land of Michel W. Price and Donna L. Price; thence along said Price land and passing through an iron pin found, South 33 degrees 36 minutes 31 seconds East, 206.15 feet to an iron pin found on line of land of Devan Farms Partnership; thence along said Devan Farms Partnership land, South 55 degrees 07 minutes 21 seconds West, 56.29 feet to an iron pipe found at a 12-foot alley; thence North 31 degrees 47 minutes 34 seconds West and passing through an iron pin set near the end of this course, 200 feet to a point in the southeast side of Hanover Pike; thence in the southeast side of Hanover Pike, North 47 degrees 51 minutes 23 seconds East, 50.50 feet to the above-described place of BEGINNING, CONTAINING .247 acres.

The above description was taken from a survey of the property of Lewis H. Clark and Mary L. Clark dated January 9, 2005 by Dean Russell Hempling, Registered Surveyor. A copy of the survey is attached hereto as Exhibit A.

Being the same real estate which Leo R. Scott and Carrie O. Scott, his wife, by their deed dated January 25, 1969, and recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 272 at page 573, sold and conveyed unto Lewis H. Clark and Mary L. Clark, husband and wife, as tenants of an estate by the entirety, which real estate upon the death of Lewis H. Clark on February 8, 2000, became entirely vested in Mary L. Clark, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Steven Boggs and Kimberly Boggs, h/w, as tenants of estate by the

entireties, by Deed from David N. Clark and Frederick F. Clark, executors of the Last Will and Testament of Mary L. Clark, deceased, dated 03/29/2006, recorded 03/30/2006, in Deed Book 4361, page 105.

Tax Parcel: (08) L 15-0032

Premises Being: 3011 Hanover Pike, Hanover, PA 17331

SEIZED and taken into execution as the property of **Kimberly Boggs & Steven Boggs** 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 May 8, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1489 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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, bounded and described as follows:

BEGINNING at a point along the northeastern side of Route 97 at corner of land now or formerly of Howard J. Bowman; thence along the northeastern side of Route 97, North 30 degrees 30 minutes West 60 feet to a point; thence by land now or formerly of Clyde M. Bucher, North 62 degrees 15 minutes 30 seconds East 300 feet to a point; thence by land now or formerly of Burnell C.

Brumgard, South 30 degrees 30 minutes East 60 feet to a point; thence by land now or formerly of Howard J. Bowman, South 62 degrees 15 minutes 30 seconds West 300 feet to a point along the northeastern side of Route 97, the place of BEGINNING, CONTAINING 17,979 square feet.

The foregoing description was obtained from a draft of a survey made by Mort, Brown & Associates, dated May 9, 1986.

IT BEING the same premises which Paul G. Brown and Rena Mae Brown, husband and wife, by Deed dated June 13, 1988 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Record Book 491, page 767, granted and conveyed unto Dannette C. Trent, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Wayne K. Ridinger and Kathy L. Mills, unmarried, as joint tenants with the right of survivorship, by Deed from Dannette C. Trent, a/k/a, Dannette C. Trent-Decampo, a/k/a, Dannette C. Decampo, unmarried, dated 12/04/2003, recorded 12/08/2003 in Book 3407, Page 322.

Tax Parcel: (15) J 18-43

Premises Being: 6414 Baltimore Pike, Littlestown, PA 17340-9506

SEIZED and taken into execution as the property of **Wayne K. Ridinger & Kathy L. Mills** 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 May 8, 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.

3/20, 27 & 4/3

HAMILTON TWP. VS. BATTS

1. A party may file Preliminary Objections for the failure of a pleading to conform to law or rule of court or inclusion of scandalous or impertinent matter. To be scandalous and impertinent, the allegations must be immaterial and inappropriate to the proof of the cause of action.

2. Statements improperly casting a derogatory light on a party should be stricken on the grounds that the statements are scandalous and impertinent.

3. The Sewage Facilities Act provides that authorized representative of local agencies shall have the right to enter upon lands and conduct inspections and tests to enforce the provisions of the Act. No Pennsylvania appellate court has addressed the issue or warrantless searches of residences in the context of the Sewage Facilities Act.

4. Fourth Amendment privacy concerns apply to administrative inspections as well as criminal searches.

5. The Fourth Amendment operates to protect privacy interests by prohibiting non-consensual searches without a warrant. Issuance of a warrant, in turn, requires probable cause.

6. Where a search is being conducted to determine if a specific violation of an administrative code has occurred, the recourse as provided by law is for the administrative official to seek a warrant alleging that probable cause exists that a violation of a local ordinance has occurred.

7. Based on the above analysis, a warrant requirement must be read into the Sewage Facilities Act in order for it to pass constitutional muster.

8. For consent to be valid, it must be unequivocal, specific, and voluntary. Moreover, the consent must be given free from coercion, duress, or deception.

9. The Pennsylvania Supreme Court has recognized that deception does not invariably vitiate consent.

In the Court of Common Pleas of Adams County, Pennsylvania,
Civil, No. 07-S-1384, HAMILTON TOWNSHIP VS. EVAN O.
BATTS, JR. AND KRISTINA BATTS, HUSBAND AND WIFE.

Ronald L. Finck, Esq., for Plaintiff

Defendants *pro se*

Kuhn, P.J., May 5, 2008

ORDER

AND NOW, this 5th day of May, 2008, in consideration of Plaintiff's Preliminary Objections To Defendants' Answer filed January 28, 2008, the Court enters the following:

PROCEDURAL HISTORY

1. On November 19, 2007 Plaintiff filed a Complaint against Defendants seeking injunctive relief and civil penalties.

2. On December 10, 2007 Defendants filed an Answer to the Complaint.

3. With the Answer Defendants filed a copy of the York County Criminal Docket sheet of Ronald Balutis, Jr., Plaintiff's Building Code and Zoning Officer.
4. On January 28, 2008 Plaintiff filed Preliminary Objections to the Answer and a supporting brief.
5. On February 19, 2008 Defendants responded to Plaintiff's preliminary objections.
6. On February 25, 2008 the Court wrote to the parties requesting that they brief an issue raised in the Preliminary Objections. Plaintiff responded on March 18, 2008 and Defendants responded on April 1, 2008.

FINDINGS OF FACT

1. Plaintiff is a Second Class Township duly organized and existing under the laws of the Commonwealth of Pennsylvania with a principal address at 272 Mummerts Church Road, Abbottstown, Adams County.
2. Defendants are adult individuals with a principal address at 940 700 Road, New Oxford, Hamilton Township, Adams County.
3. Defendants own approximately 1.82 acres of property at 940 700 Road. The property contains a single story residence.
4. On April 12, 2007, Plaintiff's Building Code and Zoning Officer, Ronald Balutis, conducted an inspection of the Property. The parties disagree on whether this inspection was consensual.
5. Defendants' residence was connected to the Township's sewer line. The parties disagree on whether that connection was done without permission or whether it was done by a previous owner unbeknownst to Defendants.
6. The connection of a sewage line into a municipal sewage system is governed by the Pennsylvania Sewage Facilities Act, 35 P.S. § 750.1, et seq.
7. Section 750.7(a)(1) of the Act prohibits installation, alteration, repair, or connection to a community sewage system without first obtaining a permit indicating that the site, plans, and specifications of such system are in compliance with the Act.

8. Section 750.7(a.1)(2) provides that before a sewage system is installed, the property owner must notify the Township.
9. Section 750.7(b)(3) provides that no sewage system shall be covered from view until approval to cover the same has been given by the body which issued the original permit.
10. The Township claims it was never notified of any intent to connect a sewage line to the Township's system.
11. The Township claims the sewage line was covered without approval from the Township, but does not allege when this occurred.
12. On November 1, 2004 Balutis was charged with theft related criminal offenses in York County (Docket No. CP-67-CR-5928-2006). On February 27, 2007 Balutis was admitted to the Accelerated Rehabilitative Disposition Program.

ISSUE

1. Whether a warrant is required before entering a person's home to inspect for compliance with the Sewage Facilities Act.
2. Whether consent is necessary for an official to enter a private residence to inspect for compliance with the Sewage Facilities Act.
3. Whether there was valid consent on the part of Defendants for Plaintiff to enter and inspect Defendant's property.
4. Whether Defendants should strike any and all references in the Answer to the criminal proceedings involving Balutis because said references constitute scandalous and impertinent matter.

CONCLUSIONS OF LAW

1. This Court has Jurisdiction.
2. A warrant is required to enter a home to inspect for compliance with the Sewage Facilities Act unless some exception to the warrant requirement applies.
3. Consent is an exception to the warrant requirement.
4. Whether there was valid consent for Mr. Balutis to enter Defendants' home and inspect is a question of fact to be determined by the trier of fact.

5. Defendants are not required to strike references to criminal proceedings involving Mr. Balutis because his criminal record may have some bearing on whether his entry into Defendants' home was consensual.
6. Plaintiff's Preliminary Objection is denied.

DISCUSSION

Under Pennsylvania Rule of Civil Procedure 1028(a), a party may file Preliminary Objections for the "failure of a pleading to conform to law or rule of court or inclusion of scandalous or impertinent matter." Pa. R.C.P. 1028(a)(2). "To be scandalous and impertinent, the allegations must be immaterial and inappropriate to the proof of the cause of action." *Common Cause/Pennsylvania v. Commonwealth*, 710 A.2d 108, 115 (Pa. Commw. 1998). Statements improperly casting a derogatory light on a party should be stricken on the grounds that the statements are scandalous and impertinent. *Id.* Plaintiff alleges that criminal proceedings initiated against Balutis in 2004 are irrelevant to whether Defendants' property is in violation of the Township's Ordinance. Defendants allege that Balutis's criminal record goes to the issue of whether he had consent to enter their home and inspect.

Whether Balutis's criminal record is relevant to this case depends on whether consent is a necessary element to enter another's property under the Sewage Facilities Act. In Paragraph 9 of the Complaint, Plaintiff alleges, "On April 12, 2007, with Defendant's permission, Plaintiff's Building Code/Zoning Officer, Ronald Balutis ("Balutis") conducted an inspection of the Property." (Complaint ¶ 9) (emphasis added). Defendants deny that Balutis had consent to enter their home and base that assertion, in part, on his criminal record. If consent is not a necessary element to entering the property for the purpose of inspecting the sewage connection then Mr. Balutis's criminal record is irrelevant and therefore should be stricken from the pleadings. However, if consent is a necessary element, then Balutis's criminal record may have some bearing on whether the entry into Defendants' home was consensual.

In their Answer, Defendants aver that Balutis gained entry through deceit and falsity by telling Kristina Batts that Evan Batts had given him permission to enter. (Answer ¶ 9). Defendants further aver that

Balutis summoned a crew, entered the home through the basement, and then entered the detached garage, without permission. *Id.* Defendants further claim that prior to arriving at the property, Balutis called Evan Batts to tell him he needed to enter the property. Batts responded that he was an hour from the house and, Batts requested that Balutis wait until he returned home. *Id.* Defendants claim they objected to Balutis's entry because of his criminal record and belligerent manner. *Id.*

Plaintiff alleges that pursuant to the Sewage Facilities Act, consent is not necessary in order to enter a property to inspect the sewage connection. The Act provides that "authorized representatives" of local agencies "shall have the right to enter upon lands" and conduct "inspections and tests" to enforce the provisions of the Sewage Facilities Act. 35 P.S. § 750.8(b)(5). No Pennsylvania appellate court has addressed the issue of warrantless searches of residences in the context of the Sewage Facilities Act.¹

Plaintiff alleges that in enacting the Act, the General Assembly delegated supervisory and administrative functions to municipalities and specifically granted a municipality the right to inspect private property. Plaintiff points out that the Act does not state a warrant is required and argues that had the General Assembly intended a warrant or consent be required there would have been no need to include § 750.8(b)(5) in the Act. Plaintiff argues that imposing a warrant requirement into the Act would render § 750.8(b)(5) meaningless and unnecessary.

Defendants argue that Plaintiff's interpretation is contrary to fundamental Constitutional rights and that those rights apply to all land use regulations. Defendants argue that if the Sewage Facilities Act does not contain a warrant requirement, then the Act is on "constitutionally shaky ground."

Alternatively, Plaintiff alleges that Defendants' Answer implies that Kristina Batts gave consent to inspect the residence. Plaintiff argues that even though Defendants aver that consent was obtained

¹There are two types of search warrants: "(1) a general search warrant, which allows law enforcement officials to search for the fruits or instrumentalities of a crime, is issued by a court and is attendant to suspected criminal activity; and (2) an administrative search warrant, which allows a municipal official's inspection of premises to ensure compliance with various municipal codes, *i.e.*, construction codes, fire codes." *Com. v. Tobin*, 828 A.2d 415, 419 (Pa. Commw. 2003).

through deception and false pretenses, case law holds that consent obtained through some means of deception does not render consent void. Plaintiff points to Pennsylvania Supreme Court cases where consent was deemed valid when a police officer lied about his identity,² where the suspect consented to a search of his vehicle trunk even though he did not know that the officer had observed him place incriminating evidence in the trunk,³ and where a police officer deceived the suspect on why he wanted the suspect's gun.⁴ Plaintiff argues that the consent was valid, even if obtained through some method of deception

Finally, Plaintiff alleges that even if consent was necessary and was not given, Defendants' reasons for refusing to consent are irrelevant to the issue of whether consent was given or denied. Basically Plaintiff argues the reason for denying consent is not relevant to determining whether consent was given or not.

The purpose of the Fourth Amendment is to protect individual rights from governmental intrusion. *Com. v. Tobin*, 828 A.2d 415, 419 (Pa. Commw. 2003). Fourth Amendment privacy concerns apply to administrative inspections as well as criminal searches. *Warrington Tship v. Powell*, 796 A.2d 1061, 1067 (Pa. Commw. 2002).⁵ However, privacy interests are only protected if they are legitimate. *Tobin*, 828 A.2d at 419. The occupant of a residence has a constitutional right to go about his business free from unreasonable official entry upon his property. *Id.* "Thus, the Fourth Amendment operates to protect privacy interests by prohibiting non-consensual searches without a warrant. Issuance of a warrant, in turn, requires probable cause." *Id.* (citing *Veronia School District 47J v. Action*, 515 U.S. 646, 653 (1995)). The Commonwealth Court has also held, regarding the inspection of a business, that:

² *Com. v. Morgan*, 534 A.2d 1054 (Pa. 1987).

³ *Com. v. Albrecht*, 511 A.2d 764 (Pa. 1986).

⁴ *Com. v. Brown*, 261 A.2d 879 (Pa. 1970).

⁵ See *Camara v. Municipal Court of San Francisco*, 387 U.S. 523 (1967) ("except in certain carefully defined classes of cases, a search of private property without proper consent is 'unreasonable' unless it has been authorized by a valid search warrant.") (apartment resident could not be convicted for refusing entry to a building code inspector without warrant) ("...the basic component of a reasonable search under the Fourth Amendment—that it not be enforced without a suitable warrant procedure—is applicable in this context, as in others, to business as well as to residential premises").

While there are exigencies or circumstances where an inspection can be made without a warrant, e.g., a building is falling down (citation omitted), where a search is being conducted to determine if a specific violation of an administrative code has occurred, the “recourse as provided by law” is for the administrative official to seek a warrant alleging that probable cause exists that a violation of a local ordinance has occurred.

Simpson v. City of New Castle, 740 A.2d 287, 291 (Pa. Commw. 1999).

Based on the above analysis, a warrant requirement must be read into the Sewage Facilities Act in order for it to pass constitutional muster. Defendants are correct in their assertion that the Sewage Facilities Act would be on “shaky ground” if there were no warrant procedures as it would essentially authorize unfettered entry without cause or suspicion. Plaintiff clearly did not have a warrant, and therefore the entry into the home was justified only if some exception to the warrant requirement applies. Consent is a valid exception to the warrant requirement. *Com. v. O'Donnell*, 740 A.2d 198, 206 (Pa. 1999). Accordingly, information concerning Balutis's criminal history may be relevant to a determination of whether the Plaintiff had consent to enter the home.

Plaintiff argues that if consent is a requirement the Defendants did consent. Based on the facts alleged, the Court cannot determine whether consent was present, and therefore it is not appropriate to dismiss the matter. Plaintiff argues that it had consent because consent can be based on deception. For consent to be valid,

it must be unequivocal, specific, and voluntary. *Id.* Moreover, the consent must be given free from coercion, duress, or deception. The question of whether consent was voluntarily given depends upon the circumstances and a consideration of: the setting in which the consent was obtained; what was said and done by the parties present; and the age, intelligence, and intellectual background of the person consenting.

Com. v. Barnnett, 760 A.2d 1166, 1170 (Pa. Super. 2000). The Pennsylvania Supreme Court has recognized that deception does not

invariably vitiate consent. *Com. v. Danforth*, 576 A.2d 1013, 1036 (Pa. Super. 1990). However, it is not clear based solely on the pleadings whether consent was obtained, and therefore dismissal is not appropriate. Balutis's criminal record and Defendants' knowledge of that record at the time of entry may have some bearing on whether consent was obtained.

Accordingly, Plaintiff's Preliminary Objection is denied.

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1699 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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, as improved, situate in Conewago Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point on the Northern side of Third Street and the Northern sidewalk line of Lot No. 1; thence along and with said sidewalk line, South eighty-eight (88) degrees fifteen (15) minutes West, fourteen and five hundredths (14.05) feet to a point at lands now or formerly of Charles R. Thomas; thence along and with said last mentioned lands, North three (3) degrees twenty-five (25) minutes West, one hundred fifty-six and ninety-six hundredths (156.96) feet to a point on the Southern side of Benn Avenue; thence along the Southern side of said Benn Avenue, North eighty-six (86) degrees ten (10) minutes East, fifteen (15) feet to a point at Lot No. 2, thence along said Lot No. 2, and South three (3) degrees fifty (50) minutes East, ninety-eight and two tenths (98.2) feet to a point; thence continuing along lands of the same and through the center of an aluminum sided duplex, South two (2) degrees fifteen (15) minutes East, fifty-nine and twenty-five hundredths (59.25) feet to the point and place of BEGINNING, CONTAINING 2,399 square feet and known as LOT NO. 1 on a Subdivision Plan prepared by Mort, Brown and Associates, bearing date of January 8, 1985.

TAX PARCEL : (08) 8-178-A

Property Address: 607-1/2 Third Street, Hanover, PA 17331

SEIZED and taken into execution as the property of **Andrea R. Sullivan** 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 May 8, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1513 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 hereditaments and appurtenances, situate in the Township of Berwick, County of Adams and Commonwealth of Pennsylvania, described according to a Plan of Summit Ridge recorded in Plan Book 83, Page 2.

BEING Lot #16 Summit Ridge, Phase II.

BEING Known As 120 Fawn Hill Road, Hanover, PA 17331

BEING THE SAME PREMISES which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Indenture dated July 29, 2005 and recorded September 29, 2005 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4144, Page 267, granted and conveyed unto John J. Parichuk and Jenna Parichuk, husband and wife.

Parcel No. (04) L 11-0260

SEIZED and taken into execution as the property of **John J. Parichuk & Jenna Parichuk** 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 May 8, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-393 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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.:

BEING a lot along Cardinal Ridge, also known as Lot 13 on a plan for Cardinal Ridge, Plan Book 80, Page 63, situate in Bonneville Borough, Adams County, Pennsylvania.

The improvements thereon being commonly known as 50 Red Bird Lane, Gettysburg, Pennsylvania 17325.

BEING the same lot or parcel of ground which by deed dated September 20, 2004 and recorded among the land records of Adams County in Book 3725 Page 317, was granted and conveyed by Appler Properties, LLP, unto John H. Moorefield and Lisa M. Moorefield, his wife.

Parcel Identification No.: (06) 002-0015

TITLE TO SAID PREMISES IS VESTED IN John H. Moorefield, by Deed from John H. Moorefield and Lisa M. Moorefield, his wife, dated 10/24/2005, recorded 11/14/2005, in Deed Book 4205, page 205.

Premises Being: 50 Red Bird Lane, Gettysburg, PA 17325

SEIZED and taken into execution as the property of **John H. Moorefield** 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 May 8, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1321 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 Union Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point on the Westerly side of a public highway known and identified as Pennsylvania Legislative Route No. 01070, said point being thirty (30) feet West of the center of said public highway at Lot No. 3, Section 1, of Tanglewood Heights; thence along the Westerly side of the aforementioned Pennsylvania Legislative Route No. 01070 South twenty-eight (28) degrees fifty-seven (57) minutes twenty-seven (27) seconds East, one hundred (100) feet to a point at Lot No. 5, Section 1 of Tanglewood Heights; thence along said lot South sixty-one (61) degrees two (2) minutes thirty-three (33) seconds West, two hundred (200) feet to a point at other lands now or formerly of Tanglewood Heights, Inc.; thence along said lands North twenty-eight (28) degrees fifty-seven (57) minutes twenty-seven (27) seconds West, one hundred (100) feet to a point at Lot No. 3, Section 1 of Tanglewood Heights; thence along said Lot No. 3 North sixty-one (61) degrees two (2) minutes thirty-three (33) seconds East, two hundred (200) feet to a point on the Westerly side of the aforementioned Pennsylvania Legislative Route No. 01070, said point being thirty (30) feet from the center of said public highway, the place of BEGINNING. CONTAINING 20,000 square feet. Said tract of land being identified as Lot No. 4, Section 1 of Tanglewood Heights, the place of Section 1 of Tanglewood Heights being recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plat Book 1, Page 8.

The improvements thereon being commonly known as 1047 Pine Grove Road, Hanover, PA 17331.

BEING the same lot or parcel of ground which by Deed dated April 30, 1999 and recorded among the Land Records of Adams County, State of Pennsylvania, in Book 1827, page 0067, was granted and conveyed by Frank J. Scheer and Sandra E. Scheer, H/W, unto Lester S. Eline, Jr. and Stephanie R. Eline, as Tenants by the Entirety.

Tax Parcel # (41) K-18-52

Property Address: 1047 Pine Grove Road, Hanover, PA 17331

SEIZED and taken into execution as the property of **Stephanie R. Eline & Lester S. Eline, 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 May 8, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1236 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 piece, parcel, or tract of land, situate, lying and being in Germany Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a point on the right-of-way line of Lucas Drive, a fifty (50) feet wide right-of-way, at corner of Lot No. 29 on the subdivision plan hereinafter referred to; thence along the right-of-way line of Lucas Drive, South twenty-three (23) degrees five (05) minutes fifty-six (56) seconds East, one hundred seventy and zero hundredths (170.00) feet to a point at corner of Lot No. 27 on the subdivision plan hereinafter referred to; thence along Lot No. 27 the following two (2) courses and distances: [1] South sixty-six (66) degrees fifty-four (54) minutes four (04) seconds West, two hundred seventy-five and zero hundredths (275.00) feet to a point; and [2] North twenty-three (23) degrees five (05) minutes fifty-six (56) seconds West, one hundred seventy and zero hundredths (170.00) feet to a point at corner of Lot No. 29, aforesaid; thence along Lot No. 29, North sixty-six (66) degrees fifty-four (54) minutes four (04) seconds East, two hundred seventy-five and zero hundredths (275.00) feet to a point on the right-of-way line of Lucas

Drive, the point and place of BEGINNING, CONTAINING 1.0732 Acres and designated as Lot No. 28 on the Final Subdivision Plan of Rosewood, Phase 111, prepared by Worley Surveying, dated May 26, 2005, last revised October 20, 2005, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4326, page 252, being also designated as Plat Book 90, page 34.

IT BEING part of the premises which Anthony M. Staub and Christopher A. Smith, copartners, t/a C. A. Smith Construction, by deed dated March 6, 2006, and recorded March 14, 2006, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4343, page 35, granted and conveyed to Royal Bldg., Inc., Grantor herein.

UNDER AND SUBJECT, NEVERTHELESS, to any restrictions, easements, building setback lines, notes, covenants and conditions as may be shown on subdivision plan recorded in Adams County Record Book 4326, page 252, being also designated as Plat Book 90, page 34, aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Bradley E. Sims and Lauren E. Tice and Leslie Howard Sims, Jr., as joint tenants with right of survivorship, not as tenants in common, by Deed from Royal Bldg., Inc., a Pa Corporation, dated 12/03/2007, recorded 01/22/2008 in Book 5091, Page 143.

Tax Parcel: (15) J18-0177

Premises Being: 100 Lucas Drive, Littlestown, PA 17340-9532

SEIZED and taken into execution as the property of **Leslie Howard Sims, Jr. & Lauren E. Tice & Bradley E. Sims** 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 May 8, 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.

3/20, 27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-1524 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 24th day of April, 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 along the public road leading from the Hanover-Carlisle State Highway to the Hanover-Abbottstown State Highway, in Berwick Township, Adams County, PA, which is bounded and described as follows:

BEGINNING at an iron pin on the North side of the public road aforesaid at land now or formerly of Merle C. Brailer; thence by said lands North 28 degrees 15 minutes West 120 feet to an iron pin at other land now or formerly of C.H. Bittinger; thence by the same North 62 degrees East 35.5 feet to an iron pin at lands now or formerly of the Evangelical Church; thence by the same South 31 degrees 30 minutes East 120 feet to an iron pin at the public road aforesaid; thence by the same South 62 degrees West 42 feet to an iron pin, the place of BEGINNING.

HAVING erected thereon a dwelling known as 342 Eren Springs Road, Hanover, PA 17331.

TAX PARCEL # (04) L12- 53

BEING the same premises which William R. Upole, by Deed dated 06/28/2006 and recorded 07/13/2006 in the Records Office, Adams County, Pennsylvania, Deed Book Volume 4490, page 153, granted and conveyed unto Nicholas Derita, Sr. and Nicholas Derita, Jr., as tenants by the entirety.

SEIZED and taken into execution as the property of **Nicholas Derita, Sr. & Nicholas Derita, 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 May 15, 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.

3/27, 4/3 & 9

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-874 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 17th day of April, 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 the County of Adams, Commonwealth of Pennsylvania.

ALL those two (2) tracts of real estate lying and being situate in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania, being known as LOT NOS. 40 and 42 in Section IW, bounded and described as follows:

Tract No. 1 - Lot No. 1W 40:

BEGINNING at a point in the center of Jack's Mountain Road at Lot No. 42; thence by said lot South 46 degrees 6 minutes East 283.38 feet to a point at the center of Diane Trail; thence in said Diane Trail South 43 degrees 54 minutes West 100 feet Lot No. 38; thence by said lot North 46 degrees 6 minutes West 283.66 feet to a point in the center of said Jack's Mountain Road; thence in said Jack's Mountain Road North 41 degrees 42 minutes seconds East 22.3 feet to a point; thence continuing in said Jack's Mountain Road North 44 degrees 44 minutes East 77.73 feet to the place of BEGINNING.

Tract No. 2 - Lot No. 1W 42:

BEGINNING at a point in the center of Jack's Mountain Road at Lot No. 44; thence by said lot South 46 degrees 6 minutes East 278.61 feet to a point in the center of Diane Trail; thence in said Diane Trail South 43 degrees 54 minutes West 100 feet to Lot No. 40; thence by said Lot North 46 degrees 6 minutes West 283.38 feet to a point in the center of said Jack's Mountain Road; thence in said Jack's Mountain Road North 44 degrees 44 minutes East 60.41 feet to a point; thence continuing in said Jack's Mountain Road North 49 degrees 30 minutes 20 seconds East 39.79 feet to the place of BEGINNING.

The above description were taken from a plan of lots labeled "Section 1W, Charnita", dated September 19, 1969, prepared by Gordon L. Brown, R.S., recorded in Adams County Plat Book No. 1 at page 58.

TAX PARCEL # : (43) 21 - 4

Property Address: 26 Diana Trail, Fairfield, PA 17320

SEIZED and taken into execution as the property of **Kimberly Reed & Michael Reed** 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 May 8, 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.

3/20, 27 & 4/3

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 Monday, April 6, 2009 at 9:00 a.m.

GREEN—Orphan's Court Action Number – OC-15-2009. The First and Final Account of Kathy Ann Tsatiria & Amanda S. Wicker, Accountants of the Estate of Michael L. Green, late of Tyrone Township, Adams County, Pennsylvania, deceased.

ROHRBAUGH—Orphan's Court Action Number – OC-22-2009. The First and Final Account of Sandra L. Warner & Gerald M. Warner, Accountants of the Estate of Lorraine M. Rohrbaugh a/k/a Lorraine M. Rohrbaugh, late of the Conewago Township, Adams County, Pennsylvania, deceased.

Kelly A. Lawver
Clerk of Courts

3/27 & 4/3

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1617 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 24th day of April, 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 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 nail set on the curb line of East York Street at corner of Lot No. 3 on the hereinafter referred to draft of survey, said point of beginning being South 87 degrees 30 minutes 00 seconds West, 62.81 feet from the corner of lands now or formerly of Christopher A. Edwards; thence along the curb line of East York Street, South 87 degrees 30 minutes 00 seconds West, 52.68 feet to a chisel mark set on the curb line at corner of Lot No. 1 on the hereinafter referred to draft of survey; thence by said Lot No. 1, North 02 degrees 41 minutes 12 seconds West, 165.60 feet to an iron pipe set on the Southern edge of an alley; thence along the Southern edge of said alley, North 87 degrees 54 minutes 20 seconds East, 9.00 feet to an existing iron pipe; thence continuing along same, North 88 degrees 02 minutes 33 seconds East, 47.30 feet to a railroad spike set at corner of Lot No. 3, aforesaid; thence along said Lot No. 3, South 01 degree 25 minutes 55 seconds East, 165.12 feet to a nail set on the curb line of East York Street, the point and place of beginning. CONTAINING 9,010 square feet, more or less.

The above description was taken from a draft of survey prepared by Boyer Surveys dated March 28, 1983, and recorded in Adams County Plat Book 38 at page 28, designating the above as Lot No. 2.

TRACT NO. 2: BEGINNING at an existing nail on the curb line of East York Street at corner of land now or formerly of Ronald L. Fox; thence by said Fox lands, North 02 degrees 41 minutes 15 seconds West, 165.98 feet to an existing steel pin on the Southern edge of an alley; thence along the Southern edge of said alley, North 87 degrees 54 minutes 20 seconds East, 54.00 feet to an iron pipe set at corner of Lot No. 2, South 02 degrees 41 minutes 12 seconds East, 165.60 feet to a chisel mark set on the curb line of East York Street; thence along the curb line of East York Street, South 87 degrees 30 minutes 00 seconds West, 54.00 feet to an existing nail on the curb line, the point and place of

BEGINNING. CONTAINING 8,953 square feet, more or less.

The above description was taken from a draft of survey prepared by Boyer Surveys dated March 28, 1983, and recorded in Adams County Plat Book 38 at page 28, designating the above as Lot No. 1.

BEING the same premises which Nelson H. Leiphart, Sr. and Laura M. Leiphart, by Deed dated April 10, 2008 and recorded in the Recorder of Deeds of Adams County on April 11, 2008, granted and conveyed unto James P. Decker.

Property Parcel # (05) 004-0011

Property Being: 88 E. York St., Biglerville, PA 17307

GRENE & BIRSIC, P.C.
Kristine M. Anthow, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SEIZED and taken into execution as the property of **James P. Decker** 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 May 15, 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.

3/27, 4/3 & 9

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 06-S-89 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 24th day of April, 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 in Huntington Township, Adams County, Pennsylvania, more specifically described as follows:

BEGINNING at a point marked by an iron pin at the northwest corner of Lot No. 3 of the hereinafter recited subdivision plan; thence South 89 degrees 46 minutes 50 seconds East, along Lot No.

6 of the same subdivision, a distance of 378.71 feet to a point marked by an iron pin; thence South 6 degrees 14 minutes 17 seconds East, along Lot No. 2 of the same subdivision, a distance of 417.74 feet to a point marked by a P.K. nail in Township Road 810; thence along Township Road 810, South 83 degrees 45 minutes 43 seconds West, a distance of 369.70 feet to a point marked by a P.K. nail in Township Road 810; thence along lands now or formerly of Ronald Cheeks, North 7 degrees 3 minutes 32 seconds West, a distance of 460.38 feet, to the place of BEGINNING.

SUBJECT to a right of way agreement dated October 13, 1987 and recorded November 6, 1987 in and for Adams County in Book 472, Page 847.

SUBJECT to a right of way agreement dated November 16, 1988 and recorded December 30, 1988 in and for Adams County in Book 511, Page 204

SUBJECT to the following use restrictions which shall be enforceable in either law or equity as appropriate

1. NO mobile homes
2. NO junked or unlicensed vehicles unless garaged.
3. NO dumping or open stock-piling of materials, firewood excepted.

BEING KNOWN AS: 398 Rolling Road (Huntington Township), York Springs, PA 17372

PROPERTY ID NO.: (22) H5-14H

TITLE TO SAID PREMISES IS VESTED IN Michael Gingrich and Judie Gingrich, husband and wife by deed from Michael Gingrich dated 12/23/04 recorded 1/3/05 in Deed Book 3825 Page 297.

SEIZED and taken into execution as the property of **Michael A. Gingrich & Judie Gingrich** 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 May 15, 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.

3/27, 4/3 & 9

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1796 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 24th day of April, 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 the following described tract of land situate, lying and being in Reading Township, Adams County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a railroad spike (set) in Old Log House Lane (T-620), an existing 50' wide right of way, thence leaving said Old Log House Lane (T-620) North sixteen (16) degrees thirty-two (32) minutes fifty-one (51) seconds East, One thousand three hundred eighty-six and twenty-four hundredths (1,386.24) feet to a steel pin set at Lot No. 1 as shown on the hereinafter referred to Final Plan; thence along and with said Lot No. 1, and other lands now or formerly of Jack W. Anderson and Barbara E. Anderson, South forty-eight (48) degrees twenty-nine (29) minutes twenty (20) seconds East, one thousand five hundred seven and sixty-three hundredths (1,507.63) feet to a point at lands now or formerly of Harry W. Fletcher; thence continuing along lands of the same, South forty-eight (48) degrees twenty-nine (29) minutes twenty (20) seconds East, one thousand five hundred seven and sixty-three hundredths (1,507.63) feet to a point at lands now or formerly of Harry W. Fletcher, thence continuing along lands of the same, South twenty-one (21) degrees eleven (11) minutes thirty-one (31) seconds West, four hundred thirteen and seventy-two hundredths (413.72) feet to a point at Lot No. 20, as shown on the hereinafter referred to Final Plan; thence along and with said Lot No. 20, North fifty-eight (58) degrees zero (00) minutes forty-five (45) seconds West, eight hundred one and thirty-two hundredths (801.32) feet to a steel pin (set); thence continuing along said Lot No. 20, the following four (4) courses and distances: (1) South fifty-seven (57) degrees eleven (11) minutes forty-three (43) seconds West, two hundred twenty-seven and eighty-seven hundredths (227.87) feet to a steel pin (set); (2) South fifty-two (52) degrees thirty-six (36) minutes thirty-four (34) seconds West, one hundred twelve and twenty-seven (27) hundredths (112.27) feet to a steel pin (set); (3) South forty-four (44) degrees forty-two (42) minutes fourteen (14) seconds West, one hundred ninety-eight and forty-two hundredths (198.42) feet to a steel pin (set); (4) South thirty-six (36) degrees forty-seven (47)

minutes fifteen (15) seconds West, one hundred sixty-five and ninety-eight hundredths (165.98) feet to a point on Old Log House Lane (T-620); thence continuing in and through said Old Log House Lane, North sixty (60) degrees fifty-five (55) minutes thirty-one (31) seconds West, two hundred and seven hundredths (200.07) feet to a railroad spike (set) in Old Log House Lane (T-620), the point and place of BEGINNING.

CONTAINING 22.7527 acres and known as Lot No. 19 on a Final Plan prepared for Jack W. Anderson and Barbara E. Anderson by Worley Surveying bearing date of April 25, 1995, revised June 1, June 9, and June 20, 1995 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania on June 29, 1995 in Plat Book 67, Page 45.

UNDER AND SUBJECT, NEVERTHELESS, to the Declaration of Restrictions and Covenants recorded July 17, 1995 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Record Book 1054, Page 234.

SUBJECT ALSO, to any notes, restrictions, covenants and conditions set forth in Plan Book 67, Page 45.

BEING known as Parcel Identification Number (36) K6-56.

BEING the same premises which Henry J. Lesinski and Elizabeth D. Lesinski, husband and wife, by deed dated February 24, 1999 and recorded March 11, 1999 in Adams County in Deed Book 1784, Page 0087, granted and conveyed unto David A. Munson and Virginia L. Munson, husband and wife.

Property address being: 102 Old Log House Lane, East Berlin, PA 17316

SEIZED and taken into execution as the property of **Joanne Seeley & United States Government** 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 May 15, 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.

3/27, 4/3 & 9

IN THE COURT
OF COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA
ORPHANS' COURT NOTICE
No. RT-2-09(A)

To: ANDREW K. BRIGGEMAN, SR.

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 April 23, 2009 at 1:00 p.m., prevailing time, at 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

3/27, 4/3 & 9

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is: STARS AND STRIPES TOURS, INC. The registered office of the corporation is: 200 Old US 15, P.O. Box 235, York Springs, PA 17372.

This notice is given pursuant to Section 1307 of the Business Corporation Law of 1988.

Lloyd R. Persun, Esq.
Persun & Heim, P.C.
1700 Bent Creek Boulevard
Suite 160
Mechanicsburg, PA 17050

3/27

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 07-S-705 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 24th day of April, 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 situated, lying and being in Cumberland Township, Adams County, Pennsylvania, being known as Unit No. 26 in Roselawn, a Planned Community, more particularly bounded and described in the As Built House Location Plan dated April 22, 2004 and recorded 3.24.2005 in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Miscellaneous Drawer, Record Book 5907 at Page 126 and the Declaration Plan relating to Roselawn, a Planned Residential Community, recorded on June 18, 2002 in the office of the Recorder of Deeds for Adams County, Pennsylvania, in Record Book 2702 at Page 326, and the Declaration Plat recorded in the aforementioned Declaration Plan as Exhibit "D" and recorded in the Office of the Recorder of Deeds for Adams County, Pennsylvania in the Miscellaneous Drawer as set forth in Plan Book 76 at Page 51 which unit includes an undivided interest in the Common Expenses as defined and provided for in said Declaration all as amended which the first amendment is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 2949 at Page 29 and the second amendment is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 3459 at Page 231. Together with the right to use and enjoyment of the Common Elements as defined and provided for in said Declaration. Subject nevertheless to conditions and covenants contained in the said Declaration and Exhibits thereto as well as the Bylaws for the Roselawn Homeowners Association, Inc. recorded June 18, 2002 in the Office of the Recorder of Deeds for Adams County, Pennsylvania in Record Book 2703 at Page 1.

TAX PARCEL #: (09) F 12-0255

Property Address: 41 Delawares Ridge, Gettysburg, PA 17325

SEIZED and taken into execution as the property of **Michael K. Lenhart & Patricia A. Lenhart** 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 May 15, 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.

3/27, 4/3 & 9

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1713 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 24th day of April, 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, with improvements thereon erected, situate lying and being on the South side of Linden Avenue, in the Township of Conewago, County of Adams, Pennsylvania and known on a general plan of a series of lots, Streets, Avenues, etc., of lands now or formerly of Hanover Improvement Company, as lots nos. 7, 8 and 9, in block 7, adjoining lot no. 6 on the West, a Public Alley on the South; Lot No. 10 on the East, and Linden Avenue on the North.

MAP NUMBER: (08) 008 - 0167

IMPROVEMENTS: Residential Dwelling
110 Linden Ave, Hanover, PA 17331

TITLE TO SAID PREMISES IS VESTED IN Ravinder Kapoor by Deed from Brian R. Seymore and Holly M. Rebert, NKA Holly M. Seymore dated 5/6/2005 and recorded 6/11/2005 in Record Book 3962 Page 273

SEIZED and taken into execution as the property of **Ravinder Kapoor** 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 May 15, 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.

3/27, 4/3 & 9

CERTIFICATE OF AUTHORITY

An Application for Certificate of Authority was filed in the Department of State for FLAME MINISTRIES, INC., a Tennessee nonprofit corporation, under the provisions of the Nonprofit Corporation Law of 1988. The address of the corporation's principal office under the laws of the jurisdiction in which it is incorporated is 2643 Valley Home Road, Morristown, TN 37813-3661. The address of the corporation's registered office in this Commonwealth is 7506 Hillcrest Drive, Abbottstown, PA 17301.

3/27

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 DOROTHY M. CARDINALE, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Executrices: Charlotte E. Calcara, 1909 W. Market Street, York, PA 17404; Holly E. Garner, 381 Rohlers Church Road, Dover, PA 17315

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

ESTATE OF EVA BELLE GROFT, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Pamela M. Brazeal, 598 York St., Hanover, PA 17331

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

ESTATE OF GLORIA A. SALISBURY, DEC'D

Late of the Borough of Abbottstown, Adams County, Pennsylvania

Executors: William C. Salisbury, 14 East High St., 2nd Fl., New Oxford, PA 17350; Cerenna K. Martin, 147 Sunrise Dr., Abbottstown, PA 17301; Randy L. Salisbury, 333 North Biesecker Rd., Thomasville, PA 17364

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

ESTATE OF JOYCE R. STEVENS, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Robert A. Stevens, 93 Ironstone Road, York Springs, PA 17372

SECOND PUBLICATION**ESTATE OF RUTH E. CLUCK, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Administrators: Susan A. Dillman and Jennifer L. Wolf, 53 Meadow Lane, Gettysburg, PA 17325

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

ESTATE OF DOLLY MARGARET CAROLINE FUNT a/k/a CAROLINE M. FUNT, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administrator: Dennis L. Wine, 220 Pine Tree Road, New Oxford, PA 17350

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

ESTATE OF RUTH C. L. GRITSCH, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: James Cole, 1013 Page Court, Herndon, VA 20170

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

ESTATE OF AGNES C. WELTY, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Frederick J. Welty, 2009 Bullfrog Road, Fairfield, PA 17320

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

ESTATE OF GARY R. ZARTMAN, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Hugh C. Zartman, 1863 Deer Park Rd., Finksburg, MD 21048

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

THIRD PUBLICATION**ESTATE OF ROMAINE A. ALWINE, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Fred R. Alwine and Larry E. Alwine, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF JEAN E. CRABBS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Beverly K. Wickline, 420 Harney Rd., Littlestown, PA 17340

ESTATE OF FRED A. GLASS, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Betty Mae Glass, 21 Maple Drive, Hanover, PA 17331

Attorney: David C. Smith, Esq., 754 Edgegrove Rd., Hanover, PA 17331

ESTATE OF DOLORES V. HARNER, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Victoria A. Study, 78 East Hanover St., Gettysburg, PA 17325

Attorney: Clayton R. Wilcox, Esq., P.O. Box 176, Littlestown, PA 17340

ESTATE OF DALE F. HOFFMAN, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Executor: Robert C. Hoffman, 8362 Glades Pike, Berlin, PA 15530

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

ESTATE OF RODGER E. LITTLE, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Ruth Morgan, 51 Maple Avenue, Hanover, PA 17331

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

ESTATE OF ANITA A. McILWEE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Personal Representatives: Thomas I. McIlwee and Tabitha A. Smith, 11 Sherman Dr., East Berlin, PA 17316

Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

ESTATE OF AGNES M. SELBY, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Dean L. Selby, 99 Mud College Road, Littlestown, PA 17340

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



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