

Adams County Legal Journal

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IN THIS ISSUE

COMMONWEALTH VS. GOCHENOUR

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for other people's property.

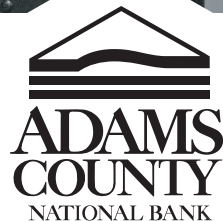
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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-58 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 7th day of August, 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 parcel of land in Township of Straban, Adams County, Commonwealth of Pennsylvania, as more fully described in Deed Book 4025, Page 255. ID# 22-92, being known and designated as metes and bounds property.

TRACT No. 1: BEGINNING at a point at the West side of a public road leading from Hunterstown to the Lincoln Highway; thence running by land now or formerly of James E. Ford, North 76-1/4 degrees West, 252 feet to an iron pin; thence running by land now or formerly of Charles Baird, North 17-1/2 degrees East, 180 feet to an iron pin; thence running by land now or formerly of Vaughn W. Smith, South 76-1/2 degrees East 258.3 feet to a point in said public road, with an iron pin set back along the line; thence running in said road, South 23 degrees West, 69.9 feet to a point in said road; thence running across said road, North 84-1/2 degrees West 8.2 feet to a point at the West side of said road; thence running along the West side of said road, South 20-1/2 degrees West 30 feet to a point at the West side of said road, with an iron pin set back along the line, the point and place of the BEGINNING, CONTAINING 93 perches and 191 square feet.

TRACT 2: BEGINNING at a point in the center of a public road leading from Hunterstown to Granite Station; thence running through an iron pin set back along the line and by lands now or formerly of James E. Ford, North 77-1/4 degrees West 258.3 feet to a stone and iron pin; thence running by lands now or formerly of Charles Baird, North 17-1/4 degrees East 50 feet to a stone and iron pin; thence running by lands of the same North 10 degrees West 56 feet to an iron pin; thence running by lands now or formerly of William King, South 76-1/4 degrees East 144 feet to a point; thence running by lands now or formerly of Dervin C. Wileman, South 23 degrees

West 100 feet to a point; thence running lands of the same, South 77-1/4 degrees East 150 feet to a point in the center of said highway; thence running in the center of said highway, South 23 degrees West 17 feet to a point the place of BEGINNING.

Dwelling Known as 2372 Granite Station Road, Gettysburg, PA 17325.

IDENTIFIED AS TAX/PARCEL ID#: (38) 022-0092 in the Deed Registry Office of Adams County, Pennsylvania.

SEIZED and taken into execution as the property of **Eric Huffer & Patricia A. Huffer** 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 August 28, 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.

7/17, 24 & 31

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execution, Judgment No. 08-S-1562 issuing out of Court of Common Pleas Adams County, and to me directed, will be exposed to Public Sale on Friday, the 28th day of August, 2009, at 10:00 o'clock in the forenoon at the Sheriff's Office located in the Courthouse, Borough of Gettysburg, Adams County, PA, the following Real Estate, viz.:

ALL the following lot of land, situate, lying and being in Hamilton Township, Adams County, Pennsylvania, bounded and limited as follows, to-wit:

BEGINNING at an iron pin at the Northern edge of the right-of-way line of Boy Scout Road and at the corner of Lot No. 1 at the hereinafter referred to plan of lots; thence along the edge of said Boy Scout Road South thirty-two (32) degrees zero (00) minutes thirty (30)

seconds West, two hundred (200) feet to an iron pin at the corner of Lot No. 3 of the hereinafter referred to plan of lots; thence by Lot No. 3 North forty-nine (49) degrees twenty (20) minutes fifteen (15) seconds West, two hundred thirty-one and fifty-nine hundredths (231.59) feet to an iron pin on line of land now or formerly of Stephen A. Glassman; thence by said land of Stephen A. Glassman North thirty-two (32) degrees zero (00) minutes thirty (30) seconds East, two hundred (200.00) feet to an iron pin at the corner of Lot No. 1 on the hereinafter referred to plan of lots; thence by said Lot No. 1 South forty-nine (49) degrees twenty (20) minutes fifteen (15) seconds East, two hundred thirty-one and fifty-nine hundredths (231.59) feet to an iron pin on the Northern edge of Boy Scout Road, the point and place of BEGINNING, CONTAINING 1.051 acres.

The above description was taken from a plan of lots prepared by George M. Wildasin, CE., Inc. dated July 2, 1991 and recorded in the Office of the Recorder of Deeds Adams County, Pennsylvania, in Plat Book 62, page 37, designated the above description as Lot No. 2.

BEING KNOWN AS: 35 Boy Scout Road, New Oxford, PA 17350

Map (17) J09-0099B

SEIZED and taken into execution as the property of **Martin, Samual** 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 September 18, 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.

7/24, 31 & 8/7

COMMONWEALTH VS. GOCHENOUR

1. In a suppression proceeding, the burden is on the Commonwealth to establish by a preponderance of the evidence the admissibility of those items the accused seeks to preclude.

2. Reasonable suspicion exists when the officer is able to articulate specific observations which lead him to reasonably conclude, in light of his experience, that criminal activity was afoot and that the person he stopped was involved in that activity.

3. The only matter at issue is whether the officer's brief glance at Defendant as he was driving by and subsequent check of Defendant's picture on the trooper's computer rises to the level of reasonable suspicion.

4. A driver commits a violation if he drives a vehicle on a roadway at a time when his operating privileges have been suspended. Clearly, Defendant's privileges were suspended. If the officer had reasonable suspicion to believe that Defendant was the operator of the vehicle it follows that the stop was lawful.

In the Court of Common Pleas of Adams County, Pennsylvania, Criminal, No. CR-513-2008, COMMONWEALTH OF PENNSYLVANIA VS. JOSHUA M. GOCHENOUR.

Sarah Castillo, Esq., for Commonwealth

David Erhard, Esq., for Defendant

Kuhn, P.J., October 21, 2008

ORDER

AND NOW, this 21st day of October, 2008 in consideration of Defendant's Omnibus Pretrial Motion filed August 11, 2008¹, the Court enters the following:

FINDINGS OF FACT

1. At approximately 11:45 p.m. on March 26, 2008 Trooper Mathew Nickey of the Pennsylvania State Police was leaving an incident in the area of the 6000 block of Route 30 located in Franklin Township, Adams County.
2. As he was preparing to pull onto Route 30 he observed a red Mitsubishi Galant bearing PA registration GWW0679 traveling on Route 30 pass perpendicular to his position.

¹No suppression hearing was held in this case. The parties submitted the matter for disposition based upon the transcript of the preliminary hearing.

3. As the vehicle passed Tpr. Nickey could see into the passenger compartment and noticed there was only one occupant; the driver, a white male approximately 20-30 years old.²
4. Tpr. Nickey pulled behind the vehicle and performed a check of the vehicle's registration plates with his in-car computer. The check indicated that Defendant was the registered owner of that vehicle and he had a suspended license.
5. Tpr. Nickey pulled up a driver's license photo of the registered owner which, in his opinion, matched the person he had observed driving the vehicle when it passed.
6. Tpr. Nickey had never come into contact with Defendant before this date.
7. While performing these checks, Tpr. Nickey observed the vehicle swerving back and forth in its lane of travel, although it did not leave its lane of travel.
8. Tpr. Nickey followed the vehicle for a minimum of two or three minutes, possibly as long as five.
9. There were no adverse road conditions that evening other than it being dark.
10. Tpr. Nickey activated his emergency lights and effectuated a vehicle stop based upon a combination of his suspicion that Defendant was driving with a suspended license and that he was intoxicated.
11. Defendant was the operator of that vehicle.
12. Tpr. Nickey advised Defendant that he was being pulled over because he had a suspended driver's license.
13. Defendant provided a driver's license which matched the information Tpr. Nickey obtained from his on board computer (PA OLN 26594219) for "Joshua M. Gochenauer."
14. After the trooper made a series of observations and conducted the one legged stand field sobriety test, Defendant was placed under arrest for suspected DUI and transported to Gettysburg Hospital.

²The occupant of the vehicle was only visible to Tpr. Nickey for a second or two. Tpr. Nickey testified he was able to make these observations based on normal characteristics a person would use to identify a person's gender and age, such as facial structure, clothing, and hair length.

ISSUE

1. Whether the officer had a legal basis to effectuate a traffic stop.

CONCLUSION OF LAW

1. This Court has jurisdiction.
2. The officer had a legal basis to effectuate a traffic stop.

DISCUSSION

In a suppression proceeding, the burden is on the Commonwealth to establish by a preponderance of the evidence the admissibility of those items the accused seeks to preclude. *Com. v. Ruey*, 892 A.2d 802, 807 (Pa. 2006). Section 6308 of the Pennsylvania Vehicle Code constitutionally permits an officer to stop a vehicle if the officer has reasonable suspicion that the driver is operating under the influence of alcohol or that a provision of the Vehicle Code has been violated. *Com. v. Sands*, 887 A.2d 261 (Pa. Super. 2005); **75 Pa.C.S.A. § 6308(b)**. Reasonable suspicion exists when the officer is able to articulate specific observations which lead him to reasonably conclude, in light of his experience, that criminal activity was afoot and that the person he stopped was involved in that activity. *Com. v. Johnson*, 833 A.2d 755, 763 (Pa. Super. 2003). “[R]easonable suspicion does not require that the activity in question is unquestionably criminal before an officer may investigate further...Courts are to give due weight to the specific reasonable inferences the police officer is entitled to draw from the facts in light of his or her experience.” *Com. v. Ulman*, 902 A.2d 514, 518 (Pa. Super. 2006). To determine if an officer had reasonable suspicion, the totality of the circumstances must be considered. *Com. v. Hughes*, 908 A.2d 924, 927 (Pa. Super. 2006).

Initially, the Commonwealth acknowledges that Tpr. Nickey did not have reasonable suspicion to effectuate a traffic stop based on Defendant’s vehicle weaving within its lane of travel. Further, there is no challenge to the right of the officer to run Defendant’s registration number on his computer. *See Com. v. Bolton*, 831 A.2d 734, 737 (Pa. Super. 2003) (we fail to see the need for some level of suspicion to check a license plate which is clearly in plain view). Accordingly, the only matter at issue is whether the officer’s brief glance at

Defendant as he was driving by and subsequent check of Defendant's picture on the trooper's computer rises to the level of reasonable suspicion. This Court finds that reasonable suspicion exists in this case.³

Section 1543 of the Vehicle Code, 75 Pa.C.S.A. § 1534, provides that a driver commits a violation if he drives a vehicle on a roadway at a time when his operating privileges have been suspended. Clearly, Defendant's privileges were suspended. If the officer had reasonable suspicion to believe that Defendant was the operator of the vehicle it follows that the stop was lawful. The parties dispute whether the facts support reasonable suspicion that Defendant was the driver.

In *Com. v. Palmer*, 751 A.2d 223 (Pa. Super. 2000) Sgt. Kasper was on routine patrol in a marked cruiser when he spotted a vehicle driven by an African-American man approach a known prostitute. *Id.* at 225. The male spoke briefly with the woman then drove away past Sgt. Kasper's cruiser. *Id.* Sgt. Kasper believed the male was William Powell, whose operating privileges were suspended. *Id.* Sgt. Kasper effectuated a traffic stop of the vehicle and subsequently discovered that the driver, who was intoxicated, was not William Powell. *Id.* Sgt. Kasper did not observe Palmer operate the vehicle in a manner which would constitute a violation of the Motor Vehicle Code. *Id.* at 226. His sole basis for the stop was his belief that Palmer was William Powell. *Id.*

Prior to this, Sgt. Kasper had never met, spoken with, nor stopped William Powell. *Id.* His identification was based on information provided by other officers that William Powell was an African-American male, in his late 20s to early 30s, who drove or owned a white BMW and did not have a valid driver's license.⁴ *Id.* Powell was known to converse with prostitutes and frequented the area where Palmer was stopped. *Id.* Kasper only caught a glimpse of the driver for a few seconds, but believed it to be Powell because both Palmer and Powell were similar in age and both were African

³The key to observation is reasonableness, not ultimate accuracy. It would have been helpful if there was evidence as to whether the driver's or passenger's side of the vehicle was nearer to the trooper or if the driver looked in the officer's direction. Nevertheless, those facts were not elicited and I am left with the trooper's uncontradicted testimony that the person he observed driving the vehicle matched the photograph obtained from his computer.

⁴The vehicle Sgt. Kasper observed that evening was a green Ford SUV.

American males. *Id.* The only common characteristic between Palmer and Powell that Sgt. Kasper could point to was their race. *Id.* Ruling under the old “articulable and reasonable grounds” standard, the Court held:

‘Driving while black’ is not among the violations identified in the Motor Vehicle Code. Because the officer’s identification of [Palmer] was predicated solely upon a vague racial description, we agree with [Palmer] that articulable and reasonable grounds for the stop did not exist. Consequently, the stop was invalid and all evidence flowing therefrom should have been suppressed as fruits of the unlawful stop.

Id. at 326-27.

Shortly thereafter, in *Com. v. Andersen*, 753 A.2d 1289 (Pa. Super. 2000) Officers Hillias and Clark responded to a call concerning a disturbance in the vicinity of a tavern. *Id.* at 1293. Andersen was found sitting in his car speaking with his girlfriend. *Id.* A record check indicated that the vehicle belonged to Andersen and that his driving privileges had been suspended. *Id.* at 1291-92. Andersen informed police that he would walk to a friend’s residence nearby and stay for the night. *Id.* at 1292.

Later that day Officer Hillias observed Andersen’s vehicle parked unattended in a different location. *Id.* The following morning Officer Clark communicated to Officer Hillias that he was “following the same ones from last night.” *Id.* Officer Clark did not identify who the driver was and Officer Hillias proceeded to the location. *Id.* Officer Clark had been following two vehicles, including Andersen’s, and, prior to the arrival of Officer Clark, activated his emergency lights in an attempt to stop both vehicles. *Id.* At this point Officer Clark had not observed who was driving either vehicle. *Id.* Andersen’s vehicle stopped and the other one kept going. *Id.* Officer Clark observed Andersen as the driver of his vehicle as he passed in pursuit of the other vehicle. *Id.* There was no indication that Officer Clark communicated this observation to Officer Hillias. *Id.* Officer Clark proceeded to stop the other vehicle. *Id.*

When Officer Hillias arrived, Andersen’s vehicle began to drive at a slow rate of speed towards Officer Clark’s vehicle. *Id.* Officer Hillias noticed that the license plate matched that of Andersen’s

automobile and initiated a traffic stop although he did not observe the driver of the vehicle. *Id.*

In support of the stop the Commonwealth pointed to the radio transmission where Officer Clark informed Officer Hillias that he was following the same vehicle from the night before. *Id.* at 1293. However, the Court found that Officer Clark did not actually determine the identity of the drivers until both vehicles had been pulled over and did not actually know who was driving Andersen's vehicle until he stopped it. *Id.* The Commonwealth also argued the legality of the stop by offering the following information: 1) Officer Hillias observed that the vehicle possessed the same license plate as Andersen's vehicle; 2) the traffic stop occurred on the same street as the tavern near where officers encountered Andersen; and 3) Officer Hillias observed Andersen's vehicle travel at a slow rate of speed towards Officer Clark. *Id.*

Superior Court determined that suppression was appropriate. It found that neither Officers Clark nor Hillias specifically observed Andersen's vehicle violate the Vehicle Code prior to the stop. *Id.* The Court held that the only relevant information possessed by the officers was that Andersen's driving privileges were suspended and the vehicle registered to him was being driven by someone. *Id.* "Thus, both traffic stops were based on the mere assumption that [Andersen] was driving" his vehicle. *Id.* Again, based on the old "articulable and reasonable grounds standard,"⁵ the Court held that "knowledge a vehicle is owned by an individual whose driving privileges are suspended coupled with the mere assumption that the owner is driving the vehicle, does not give rise to articulable and reasonable grounds to suspect that a violation of the Vehicle Code is occurring every time this vehicle is operated during the owner's suspension." *Id.* at 1294.

Recently, Superior Court decided a case using the reasonable suspicion standard in determining whether an officer has a legal basis to justify a stop for driving under suspension. In *Com. v. Hilliar*, 943 A.2d 984 (Pa. Super. 2008) an officer's attention was called to the defendant's vehicle as he was driving. *Id.* at 987. The officer ran

⁵The Court has since abandoned the "articulable and reasonable grounds" standard and has held that an officer may stop a vehicle if he has reasonable suspicion that a violation of the Motor Vehicle Code is occurring. *Com. v. Smith*, 917 A.2d 848, 850 n.2 (Pa. Super. 2007).

Hilliar's license plate and determined the vehicle owner's license was under suspension. *Id.* The officer also discovered the owner's age and that he was male. *Id.* at 987-88. From his observation of the driver, the officer believed the driver was male and about the same age as the owner. *Id.* at 988. The officer believed the operator of the vehicle to be the owner of the vehicle because he was a male of the same age as the owner and he had possession of the owner's vehicle. *Id.* The officer executed a traffic stop.

The Court concluded that this stop was legally justified because "the officer's suspicion that the driver of the vehicle was also the owner of the vehicle was a reasonable one because the driver matched the description of the owner as a middle aged man." *Id.* at 990. Regarding Hilliar's reliance on *Andersen*, the Court reasoned as follows:

[Hilliar's] reliance on [*Andersen*] is misplaced for two reasons. First, in *Andersen*, we concluded that the officer lacked "articulable and reasonable grounds" to stop the vehicle when the driver was suspected of driving under suspension. However, the articulable and reasonable grounds standard, which our Supreme Court equated with probable cause,..., emanated from the prior version of Section 6308(b), which was revised in 2003 when the legislature replaced it with the less stringent standard of "reasonable suspicion." Second, in *Andersen*, there is no mention of the police officer making any observations of the physical characteristics of the driver.

Id.

The current facts are much like those in *Hilliar*. In *Andersen*, the officer never actually observed the defendant prior to conducting the traffic stop. Here the trooper observed the driver, albeit for a brief period. In *Palmer* the officer based his stop almost exclusively on the fact that the driver of the vehicle was African-American. The officer never actually observed William Powell prior to erroneously determining the driver to be him. In the present matter Tpr. Nickey was able to not only observe the driver of the vehicle prior to conducting the traffic stop, but he was also able to obtain a photograph and match it to the driver. In *Hilliar*, the Court held that the officer was reasonable in his belief that the driver of the car was the one whose

license was suspended because the driver matched the description of the owner as a middle aged man. In this matter, not only did Tpr. Nickey make observations about the driver's age and gender, but also indicated that he was able to determine this by observing the driver's facial features, clothing, and hair, while comparing that with the computer's depiction.

Accordingly, Trooper Nickey had reasonable suspicion to stop Defendant's vehicle for suspected driving under suspension and Defendant's suppression motion is denied.

**LEGAL NOTICE
ADAMS COUNTY TAX CLAIM BUREAU JUDICIAL SALE**

Pursuant to Court Orders 09-S-544 through 09-S-558, the following real property will be offered for sale Friday, September 18, 2009 at 1:00 p.m. E.D.S.T., at the Adams County Courthouse, 117 Baltimore St., 4th floor, Gettysburg, Pennsylvania. The purpose of this sale is to dispose at public sale the following parcels of real estate:

OWNERS OR REPUTED OWNERS	TOWNSHIP/ BOROUGH	MAP NO., PARCEL NO., LOT NO. OR PROPERTY DESCRIPTION
Anchor Estates MHP	Butler	07-F10-0038---048
Haas, Daniel	Franklin	12-B08-0013---010
Haas, Stephanie		
Hoffman, John F.	Highland	20-C14-0042---001
Crum, Cara L.	Huntington	22-H04-0012---012
Crum, Joey L.		
Cooper, Patrick M.	Mt. Joy	30-004-0100---000
Halkias, James Peter	Reading	36-002-0091---000
Reck, Trevor I.	Reading	36-L07-0005---002
Wallen, Lori		
Downey, Mairead	Straban	38-H10-0017---119
Hernandez, Branly J.	Tyrone	40-H07-0075---087
Wilt, Donna	Tyrone	40-H07-0075---103

TERMS OF SALE: CASH IN THE FORM OF CURRENCY OF THE UNITED STATES IF THE PURCHASE PRICE IS \$50.00 OR LESS. For properties selling for more than \$50.00, \$50.00 in the form of currency of the United States and a check or other satisfactory payment of the balance. All properties shall be paid for at the time the property is struck down. The purchaser(s) shall be required to pay, in addition to the bid price, the fees for preparing and recording a deed, and any applicable transfer taxes due (1% of (the assessed value x 4.51) x 2).

A purchase verification form must be notarized and submitted. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. § 5860.618, this form verifies that you are not the owner, a partner or shareholder of the owner, or in any of the following relationships with the owner: trust, partnership, limited partnership, corporation or any other business association. These forms will be given to you at the time of purchase.

**ADAMS COUNTY TAX CLAIM BUREAU
NOTICE OF PUBLIC UPSET TAX SALE**

TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING LIENS, JUDGMENTS OR MUNICIPAL OR OTHER CLAIMS AGAINST SUCH PROPERTIES.

Notice is hereby given by the Tax Claim Bureau in and for the County of Adams under the Act of 1947, P.L. 1368, as amended, that the Bureau will expose at public sale in the Adams County Courthouse, fourth floor, Jury Assembly Room, 117 Baltimore Street, in the Borough of Gettysburg, Pennsylvania at 9:00 a.m. E.D.S.T. on September (18), 2009 or any date to which the sale may be adjourned, re-adjourned or continued, for the purpose of collecting unpaid 2007 and any prior real estate taxes, municipal liens, and all costs thereto, the following described set forth.

The sale of the property may, at the option of the Bureau, be stayed if the owner thereof or any lien creditor of the owner, on or before the date of the sale enters into an agreement with the Bureau to pay the taxes, claims, and all costs in installments in the manner provided by said Act, and the agreement be entered into.

There will be no Redemption Period after the date of the sale, but these taxes and costs can be paid up to the date of the sale, (September (18), 2009).

It is strongly urged that the prospective purchasers have an examination made of the title of any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without guarantee or warranty whatsoever.

The property so struck down will be settled for before the next property is offered for sale. Deeds for the premises will be prepared by the Tax Claim Bureau and recorded. Buyer(s) will be required to pay, in addition to their bid, at the time the property is struck down to them, the basic sum for preparing and recording the deed, and the costs of such realty transfer stamps as required (1% of the assessed value x 4.51% x 2). The Tax Claim Bureau will mail the deeds to the address given by the purchaser.

A property will not be sold if the delinquent taxes and all costs are paid prior to the sale and it is suggested that this be done as soon as possible before the sale, as the earlier this is done, the more saving there will be in the amount of costs etc.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

TERMS OF SALE: In the case of all properties selling for one hundred dollars (\$100.00) or less, cash in the form of currency of the United States must be paid in full at the time the property is struck down. In the case of properties for which more than one hundred dollars (\$100.00) has been bid, the sum of one hundred dollars (\$100.00) cash in the form of currency of the United States must be paid with the balance being paid by a check on a bank or other satisfactory payment when the property is struck down. If the balance of the purchase price is not paid for any reason (for example, if a check is not paid), the one hundred dollars (\$100.00) cash paid shall be forfeited as liquidated damages.

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

IN ACCORDANCE WITH ACT NO. 133 P.L. 1368, NO. 542, PROSPECTIVE PURCHASERS AT ALL TAX SALES ARE NOW REQUIRED TO CERTIFY TO THE TAX CLAIM BUREAU AS FOLLOWS:

- 1. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING REAL ESTATE TAXES OWED TO TAXING BODIES WITHIN ADAMS COUNTY, AND
- 2. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING MUNICIPAL UTILITY BILLS OWED TO MUNICIPALITIES WITHIN ADAMS COUNTY.

David K. James, III
Solicitor, Tax Claim Bureau

Danielle Asper
Director, Tax Claim Bureau

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
	ABBOTTSTOWN BOROUGH	
Claypoole, Joanne	01-004-0090---000	\$7,634.77
Thamez, James J. & Jessica	01-004-0122---000	\$13,026.27
	ARENDTSTOWN BOROUGH	
Crider, Betty	02-004-0044---000	\$10,976.47
Fetters, Clark & Susan	02-006-0082---000	\$7,872.34
Hays, Lawrence Walter III & Bessie	02-004-0008---000	\$7,930.49
	BENDERSVILLE BOROUGH	
Black, Dorothy A.	03-001-0035---000	\$8,517.78
	BERWICK TOWNSHIP	
Carey, Jessica	04-L10-0040---240	\$2,114.12
Cook, Stephanie	04-L10-0040---314	\$3,137.18
Feaser, Robert	04-L10-0040---320	\$4,827.48
Menchey, Ronald	04-K12-0026---001	\$4,020.10
Menchey, Ronald W.	04-K12-0026---000	\$9,133.50
Merryman, Richard	04-L12-0069---000	\$8,303.58
Middle Atlantic Financial	04-L10-0026---000	\$202,611.49
Stonesifer, Christopher D.	04-L10-0040---279	\$3,938.09
Wolf, Jack & Tamara	04-L10-0040---319	\$809.68
	BIGLERVILLE BOROUGH	
Hartman, James M.	05-003-0070---000	\$10,849.77
Wintrode, Dwight R. & Pearl A.	05-001-0013---000	\$46,115.28
	BONNEAUVILLE BOROUGH	
Bonneauville Borough	06-002-0006---000	\$4,488.99
Bremer, Louis E. & Melissa A.	06-010-0037---000	\$13,233.01
Bucklaew, Christine & Haitham, Rabie	06-008-0049---000	\$7,205.38
Hall, Matthew G.	06-002-0023---000	\$8,185.41
Young, Harry J. & Sandra J.	06-004-0003---000	\$17,262.20
	BUTLER TOWNSHIP	
Dingus, Jeffrey M.	07-F09-0046A---000	\$15,478.71
Kump, Cindy	07-F10-0038---079	\$4,931.71
Rinehart, Catherine	07-F09-0013---000	\$6,112.51
Southerly, Michael A.	07-F07-0035---001	\$5,962.14
Stull, Bradley & Christine	07-F10-0038---078	\$3,844.09
Swift, Julie	07-E08-0036---002	\$1,080.89
	CARROLL VALLEY BOROUGH	
Assante, Eleanor T.	43-027-0116---000	\$328.06
Boothe, Louise M.	43-022-0119---000	\$1,273.07
Boyd, Andrew L.	43-028-0104---000	\$13,303.52
Coldsmith, B. Zachary	43-005-0035---000	\$11,887.23

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Decinti, Cesare & Luisa	43-025-0117---000	\$476.62
Fritz, Louis E.	43-023-0152---000	\$1,250.84
Gardner, Marjorie H.	43-044-0079---000	\$407.89
Gardner, Marjorie H.	43-044-0080---000	\$414.55
Hart, Gary	43-047-0049---000	\$1,211.72
Honeycutt, Douglas	43-029-0064---000	\$368.83
L P G Limited	43-025-0048---000	\$504.09
L P G Limited	43-029-0207---000	\$364.83
Laurena A. Gebhart Trustee	43-032-0025---000	\$349.65
Lyons, Bethany Kay	43-034-0059---000	\$852.44
Martin, Geoffrey G.	43-046-0001---000	\$1,143.82
McClellan, John B.	43-019-0063---000	\$573.63
Molt LLC	43-034-0174---000	\$1,217.72
Mort, Charles & Agnes	43-043-0042---000	\$7,529.90
Mort, Dwayne E.	43-041-0034---000	\$2,467.03
Schruben, Gladys R.	43-029-0175---000	\$378.83
Sedr, William W. & Dolores C.	43-018-0049---000	\$455.08
Shaffer, Donald L. & Frishkorn Lee Esta	43-029-0172---000	\$1,007.44
Simmons, William E. & Dona J. II	43-030-0034---000	\$1,337.27
Thompson, Scott P.	43-024-0026---000	\$8,269.69
Wivell, Jay & Michelle	43-043-0119---000	\$787.98
CONEWAGO TOWNSHIP		
Kuhn, Leo R. & Beatrice	08-008-0176---000	\$4,798.71
Muminovic, Dakib & Mensura	08-012-0121---000	\$9,882.54
Radco Partnership	08-010-0060---000	\$11,616.37
Smith, Donna J.	08-J14-0103---000	\$15,205.77
CUMBERLAND TOWNSHIP		
Barnett, Barbara Carol	09-F15-0065---009	\$4,445.83
Chapman, Timothy A. & Joan G.	09-E12-0154---000	\$13,476.26
Hankey, Randal Lee	09-F12-0068---000	\$672.80
Holt, John A.	09-E16-0033---000	\$16,063.15
Keller, Jamie	09-F15-0065---058	\$6,068.63
Kerr, Arthur	09-F15-0065---001	\$887.57
Monn, Larry R. & Pamela G.	09-F18-0032---000	\$2,446.31
Oak Lawn Memorial Gardens Inc.	09-E12-0079---000	\$27,748.43
O'Malley, Charles Leo	09-G15-0001C---000	\$24,604.00
Patterson, Keith	09-F15-0065---019	\$1,056.22
Wolf, Steve R. & Sharon L.	09-E12-0169---000	\$39,663.48
EAST BERLIN BOROUGH		
Brown, Earl W. II	10-004-0175---000	\$11,716.46
Grim, Todd E. & Kathy L.	10-004-0219---000	\$18,694.79
FAIRFIELD BOROUGH		
Fairham Development	11-006-0094---000	\$13,641.58
Flory, Robert & Debra	11-007-0018---000	\$6,158.56
FRANKLIN TOWNSHIP		
Beamer, William H. & Lynda M.	12-D08-0010---000	\$6,141.99
Bigler, Edward & Donna	12-B08-0047---001	\$1,320.77
Bloom, Richard L.	12-C11-0040D---000	\$10,377.34
Coyle, John C.	12-A09-0067A---000	\$3,961.74
Deatrick, G. Robert	12-B09-0190---000	\$2,374.21
Goetz, Robert K. & Linda M. Jr.	12-D10-0058---000	\$10,862.96
Goetz, Robert K. & Linda M. Jr.	12-D10-0066---000	\$9,735.26

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Goetz, Robert K. Jr.	12-C10-0040---000	\$9,022.56
Harrison, Donald G.	12-002-0112---000	\$402.34
Lester, Ona Mae	12-B10-0044---000	\$2,143.96
Quigley, Dennis L. & Sharon A.	12-A09-0079---000	\$19,313.83
Schindel, Jacob W.	12-B12-0002A--000	\$1,399.14
Schindel, Philip B.	12-B11-0034---000	\$3,702.81
Schindel, Philip B.	12-B12-0001A--000	\$4,864.74
Scott, Anthony V. & Lori	12-D11-0103H--000	\$18,218.09
Six, David S. & Ida, Beth	12-B09-0095---000	\$14,826.28
Strausbaugh, Charles W. & Alver	12-B09-0038G--000	\$1,694.37
Toms, Wayne	12-B09-0220---001	\$1,085.25
Wright, Mary M.	12-002-0003---000	\$2,309.98
GERMANY TOWNSHIP		
Baker, George L.	15-I18-0064---000	\$6,020.95
Beck, Ronald J.	15-H18-0017---000	\$15,227.38
Koontz, Gary P.	15-I17-0011A--000	\$17,269.26
Mummert Enterprises Inc.	15-J18-0125---000	\$6,296.10
Ronald W. Smith Investment Co.	15-I17-0006---000	\$39,110.23
Ronald W. Smith Investment Co.	15-I17-0042AA-000	\$3,634.23
Smith, Donald J. & Chandra O.	15-I17-0052A--000	\$11,879.12
Stanley, Arthur & Ruth B.	15-J18-0004C--000	\$4,912.09
GETTYSBURG BOROUGH		
Brandt, Todd R.	16-010-0235---000	\$9,466.42
Jones, William H. & Cindy R.	16-010-0346---000	\$4,446.83
Kimmel, Thomas W. & Elizabeth	16-007-0267---000	\$15,134.41
Picarelli, Dominic & Kristen	16-006-0047---000	\$5,817.30
Wah, Stephen C.	16-007-0157---000	\$20,487.00
HAMILTON TOWNSHIP		
Brewbaker, Charles	17-K10-0058---000	\$11,977.08
Fischer, F. Patrick & Kimberly	17-K08-0151---000	\$24,647.90
Stevens, Shane	17-001-0008---000	\$12,486.79
HAMILTONBAN TOWNSHIP		
Anders, Jeffery A. & Christina L.	18-A15-0025BB-000	\$238.74
Fairham Development LLC	18-C15-0057---000	\$15,621.32
Fairham Development LLC	18-C15-0083---000	\$12,015.62
Funk, Steven & Melissa	18-BB0-0036---000	\$9,154.83
Knepper, Charles H. & Leslie E.	18-A12-0009B--000	\$2,148.86
Krape, David J. & Barbara A.	18-B14-0049---000	\$2,550.27
Samples, Waitmann B. Jr.	18-C15-0002---000	\$7,620.29
Sanders, Robert E.	18-C15-0084A--000	\$9,056.68
Sanders, Robert E.	18-C15-0084B--000	\$977.29
Strausbaugh, Angela	18-B16-0097---001	\$451.85
Watson, Michael L.	18-A16-0010---000	\$3,367.25
HIGHLAND TOWNSHIP		
Fritz, Louis Edward	20-AB0-0076---000	\$759.70
HUNTINGTON TOWNSHIP		
Chronister, Kenneth E.	22-I05-0013B--000	\$5,819.85
Chronister, Kenneth E.	22-I05-0024A--000	\$13,806.99
Kroft, Larry K. & Angelina R.	22-I05-0003G--000	\$742.66
Kuhn, Larry S. & Kelley L.	22-G03-0036---000	\$8,263.08
Kuykendall, Ralph E. & Melinda	22-I04-0128A--000	\$5,317.41
Pittman, Wade	22-H04-0012---017	\$1,130.28

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Reich, Paul S. & Hillary S.	22-G03-0105---000	\$5,688.39
Reich, Paul S. & Hillary S.	22-G03-0114---000	\$5,234.84
Strudwick, Stephen A. & Ann M.	22-J05-0035A--000	\$6,457.80
LATIMORE TOWNSHIP		
Ash, Jerry L. & Glenna L. Sr.	23-I03-0002B--000	\$7,660.80
Clopper, Brian K.	23-J03-0009---000	\$6,818.35
Smith, Barbara L.	23-K04-0029A--000	\$3,016.18
Smith, Faye H.	23-I04-0048---000	\$8,299.87
Stouffer, Jeff	23-I01-0082---000	\$3,215.03
LIBERTY TOWNSHIP		
Halkias, James Peter	25-AA0-0149---000	\$562.51
Jackson, Richard Carl & Patricia L. Jr.	25-B17-0084D--000	\$5,689.63
Ramsburg, Joshua & Lacy	25-AA0-0008---000	\$23,622.47
Shinkle, Albert D. & Betty L.	25-QQ0-0030---000	\$267.76
Symonovicz, William J. & Marie	25-AA0-0078---000	\$629.33
Wright, Jonathon	25-A18-0034---000	\$7,669.00
Zimmerman, Thomas & Deborah	25-AB0-0047---000	\$684.12
Zimmerman, Thomas W. & Deborah	25-AB0-0048---000	\$21,229.07
LITTLETOWN BOROUGH		
Lehn, Wanda L.	27-010-0007A--000	\$3,636.69
Rote, Edward Ridgely	27-008-0282---000	\$11,064.76
Wall, William J. & Penny M.	27-005-0021---000	\$7,307.02
MCSHERRYSTOWN BOROUGH		
Appler, Michael E.	28-002-0081---000	\$7,322.55
Appler, Michael E.	28-002-0082---000	\$10,738.41
Grim, Todd E.	28-005-0362---000	\$20,664.73
Grim, Todd E.	28-005-0365---000	\$8,165.07
Grim, Todd E. & Kathy L.	28-005-0165---000	\$36,877.25
Radco Partnership	28-002-0221---000	\$11,062.38
MENALLEN TOWNSHIP		
Bridenbeck, James D. & Theresa	29-B05-0049---000	\$1,866.20
Cain, Ray William	29-E05-0036B--000	\$5,380.46
Crum, Martin, Harry Crum	29-E07-0015---000	\$5,125.35
Farmworker Housing Corp. of PA	29-F05-0104---000	\$84,794.31
Hays, L. Walter III	29-E04-0045---000	\$3,652.86
Mickley, James E. & Jamie	29-E06-0027A--000	\$8,882.51
Musgrave, Robert S. & Susan G.	29-B05-0003---000	\$1,811.15
Smith, Jane L.	29-F05-0003---000	\$15,130.88
MT. JOY TOWNSHIP		
Alexander, Sally	30-H16-0052---000	\$11,027.33
Eader, Gary R. & Bremerman	30-G18-0029---000	\$4,972.88
Eader, Gary R. & Marceia E. G.	30-G18-0029A--000	\$9,060.15
Falco, Holly	30-G18-0033---000	\$10,085.83
Kuykendall, Ralph Eugene	30-G14-0094---000	\$7,909.55
MT. PLEASANT TOWNSHIP		
Ambris, Mario	32-J12-0061---153	\$1,506.59
Arentz, Patrick I. & Elaine M.	32-J10-0036---000	\$33,438.00
Beach, Carl L.	32-J12-0061---141	\$1,186.64
Becker, Randal L. & Wendy Sue	32-005-0155---000	\$11,099.36
Benson, John C.	32-I15-0078---000	\$4,829.79
Bretzman, John	32-J12-0061---042	\$2,657.12
Brown, Irene E.	32-I14-0026---000	\$7,484.57

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Deatrick, Gates D.	32-I11-0042---001	\$544.40
Eckenrode, Amy S.	32-H14-0032---009	\$2,328.25
Graham, Margaret E.	32-J12-0061---021	\$7,596.06
Groft, Jerry L.	32-J12-0061---081	\$3,523.79
Harget, Terry	32-J11-0052---037	\$2,213.03
James, John & Jess Maggard	32-J12-0061---106	\$1,146.22
Mullin, Richard P.	32-J11-0006A--000	\$8,303.03
Piper, Lacy	32-J12-0061---146	\$5,433.38
Sharpe, James	32-J11-0052---048	\$3,913.39
Smith, Roger & Jane	32-J12-0061---060	\$1,990.49
Stoner, Cleason L.	32-I11-0042---000	\$8,502.43
Stoner, Cleason L.	32-I11-0042A--000	\$2,186.46
Vasquez, Miguel & Beatriz	32-J11-0052---030	\$4,513.72
Wolfe, Phillip L.	32-J12-0061---095	\$4,022.32
NEW OXFORD BOROUGH		
Wallen Homes Inc.	34-007-0075---000	\$650.76
OXFORD TOWNSHIP		
Bair, Clifford L.	35-K12-0083---000	\$12,049.39
Becker, Helen I.	35-K11-0138---000	\$5,912.64
Laughman, Dennis W. & Rebecca L.	35-J12-0149---000	\$10,397.07
Orndorff, Shawn	35-K11-0105F--023	\$3,610.29
Smith, Greg & Stephanie	35-K11-0026C--009	\$5,172.22
READING TOWNSHIP		
Chestnut, Christopher	36-L07-0005---050	\$3,098.50
Cook, Robert J.	36-J08-0045---126	\$8,126.68
Eichelberger, David M. & Susan	36-010-0100---000	\$1,402.63
Floyd, Martha J.	36-L07-0005---045	\$2,505.83
Forbes, Jeremy D.	36-002-0123A--000	\$951.24
Garcia, Oswaldo & Sylvia	36-L07-0005---006	\$588.27
Long, Michael A. & Melissa R.	36-L08-0123---000	\$9,950.49
Lua, Pascal & Linda	36-J08-0045---119	\$3,700.96
Madrigal, Oscar Manzo	36-J08-0045---040	\$1,624.87
Miller, Charles M. & Belinda L.	36-001-0038---000	\$11,349.02
Miller, Joseph	36-L08-0008---000	\$4,892.47
Perkoski, Michael & Barbara	36-L07-0005---030	\$1,730.67
Poist, Joseph R.	36-001-0051---000	\$18,974.46
Reese, Steven	36-J08-0045---108	\$3,868.43
Sponseller, Michael & Dorothy	36-L07-0005---003	\$1,466.76
Stump, Lavere	36-L05-0002---000	\$55,940.62
STRABAN TOWNSHIP		
Ashley, Rebecca S.	38-004-0052---000	\$12,203.83
Beyer, Karen	38-H10-0017---120	\$1,649.53
Boarts, Michelle	38-G10-0016B--029	\$3,545.84
Bratic, Dusan & Kathleen M.	38-G12-0097---000	\$16,640.12
Bratic, Dusan & Kathleen M.	38-G12-0107---000	\$42,209.49
Defriece, Michael	38-H10-0017---140	\$1,591.03
Group, Nancy	38-H10-0017---130	\$2,315.82
Hanoverian Trust	38-G10-0013---000	\$12,363.90
Harris, Richard A. & Ronda L.	38-021-0079---000	\$9,110.82
Herbs, Carrie	38-H10-0017---152	\$9,157.01
Kocher, John T.	38-G12-0074---000	\$9,041.68
Lincoln Highway LLC	38-G12-0167---000	\$149,071.61

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
Meyer, Melissa	38-H10-0017---145	\$4,937.41
Miller, Willis	38-H10-0017---113	\$2,675.55
Molina, Agustin	38-G10-0016B--004	\$692.24
Protsman, Leo Steven	38-004-0013---000	\$21,898.25
Rau, Vernon	38-H10-0017---159	\$7,698.49
Rondeau, Brian K.	38-H12-0063---000	\$9,720.39
Rondeau, Gloria W. - Estate	38-H11-0057A--000	\$957.50
Sager, Jane E.	38-I10-0031A--000	\$5,950.28
Shively, Karl R. & Christi C.	38-H11-0038---000	\$9,421.94
Wagner, Victoria L.	38-G09-0049---000	\$1,685.06
Zartman, Peggy A.	38-H11-0014---001	\$546.71
TYRONE TOWNSHIP		
Coleman, Kenneth L.	40-H07-0075---153	\$5,137.88
Eick, Jennifer	40-H07-0075---133	\$4,399.83
GOTOO	40-G04-0068---000	\$22,723.63
Greegor, Frank & Betty Jr.	40-H07-0075---060	\$6,782.96
Jones, Douglas W.	40-H07-0075---163	\$7,667.42
Lowe, Kevin E. & Heather M.	40-H07-0075---109	\$7,366.44
Rojo, Armando & Stephanie	40-H07-0075---070	\$5,427.26
Storm, Josephine	40-H07-0075---059	\$5,114.08
Williams, Tracy	40-I07-0033A--000	\$14,760.93
Woodson, William & Wanda	40-H07-0075---093	\$6,959.14
UNION TOWNSHIP		
Black, John David & Marian M.	41-K17-0037O--000	\$11,726.36
Harmon, Charles W. & Ida L.	41-J17-0045---000	\$6,270.21
Mummert Enterprises, Inc.	41-J17-0022---000	\$2,041.74
Mummert Enterprises, Inc.	41-J17-0054---000	\$30,454.04
Mummert, Timothy M. & Stacy H.	41-K17-0001G--000	\$59,725.36
Serner, Eric J.	41-K17-0081---000	\$4,152.59
Serner, Eric J.	41-K18-0006G--000	\$7,714.94
White, Jack W.	41-L18-0015---000	\$8,307.39
YORK SPRINGS BOROUGH		
Cornman, Harmon D.	42-002-0056B--000	\$10,867.84
Harris, Phillip B.	42-002-0005---000	\$9,395.00
Harris, Phillip B.	42-002-0018---000	\$13,544.73
Harris, Phillip B.	42-002-0019A--000	\$1,483.43
Harter, Forrest J.	42-005-0040---000	\$2,784.67
Talex Enterprises	42-002-0040---000	\$158,759.77

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CASE No. 09-S-846

MARY M. BUCHER and SCOTT A.
BUCHER, Plaintiffs/Petitioners

vs.

GATEWAY AUTO GROUP, LLC, DAVID
SHANK and JOEL A. TRIGUEROS,
Defendants/Respondents

TO: GATEWAY AUTO GROUP, LLC, 711
West Elm Avenue, Hanover, PA 17331

TO: DAVID SHANK, 337 Third Street,
Hanover, PA 17331

TO: JOEL A. TRIGUEROS, 515 Rte.
15N, Dillsburg, PA 17019

NOTICE OF HEARING FOR
INVOLUNTARY TRANSFER OF
MOTOR VEHICLE TITLE
BY COURT ORDER

You, GATEWAY AUTO GROUP, LLC;
DAVID SHANK; and JOEL A.
TRIGUEROS, have been sued in court
to obtain a Court Order transferring title
of a 1995 Toyota Celica, Serial Number
JT2AT00N2S0040681, to Plaintiffs. A
hearing on Plaintiffs' Petition has been
scheduled for August 28, 2009, at 11:00
a.m. in Courtroom No. 2 of the Court of
Common Pleas, Adams County
Courthouse, Gettysburg, Pennsylvania.

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 PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, Pennsylvania 17325
Telephone (717) 337-9846

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 PER-
SONS AT A REDUCED FEE OR NO FEE.

Linda S. Siegle, Esq.
Law Offices of Douglas H. Gent
1157 Eichelberger Street, Suite 4
Hanover, PA 17331
(717) 632-4040

SHERIFF'S SALE

IN PURSUANCE of a Writ of Execu-
tion, Judgment No. 09-S-660 issuing out
of Court of Common Pleas Adams
County, and to me directed, will be
exposed to Public Sale on Friday, the
28th day of August, 2009, at 10:00
o'clock in the forenoon at the Sheriff's
Office located in the Courthouse,
Borough of Gettysburg, Adams County,
PA, the following Real Estate, viz.:

ALL that tract of land situate, lying and
being in the Borough of Biglerville,
Adams County, Pennsylvania, bounded
and described as follows:

BEGINNING at an iron pin at the inter-
section of Fourth Street and a public
alley; thence by said Fourth Street South
3-1/2 degrees West, 120 feet to an iron
pin; thence by land now or formerly of
Joe Boyer, South 86-1/2 degrees East,
35 feet to a stake; thence by land now or
formerly of C.H. Musselman, North 64
degrees West to an iron pin 161.7 feet;
thence by land now or formerly of the
Adams County Packing Co., North 69.7
degrees West 3 1/2 degrees East to an iron
pin; thence by a public alley, South
87-3/4 degrees East, 155 feet to the
place of BEGINNING.

TITLE TO SAID PREMISES IS VEST-
ED IN Frank Alvarado and Kimberly
Alvarado, husband and wife, as tenants
by an estate by the entireties, by Deed
from Jeanne L. Motter and Kenneth I.
Bream, Co-Executors of the Estate of
Fred W. Bream, dated 07/30/2001,
recorded 08/09/2001, in Deed Book
2368, page 106.

Premises being: 101 4th Street,
Biglerville, PA 17307

Tax Parcel No. 05-06-000 1

SEIZED and taken into execution as
the property of **Frank Alvarado &
Kimberly Alvarado** 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 September 18,
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.

7/31, 8/7 & 14

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CASE No. 09-S-847

JOHN W. MERREL, Plaintiff/Petitioner

vs.

GATEWAY AUTO GROUP, LLC and
DAVID SHANK, Defendants/Respondents
TO: GATEWAY AUTO GROUP, LLC, 711
West Elm Avenue, Hanover, PA 17331
TO: DAVID SHANK, 337 Third Street,
Hanover, PA 17331

NOTICE OF HEARING FOR
INVOLUNTARY TRANSFER OF
MOTOR VEHICLE TITLE
BY COURT ORDER

You, GATEWAY AUTO GROUP, LLC;
and DAVID SHANK, have been sued in
court to obtain a Court Order transferring
title of a 2001 Ford Mustang GT
Convertible, Serial Number
1FAFP45X61F239530, to Plaintiff. A
hearing on Plaintiff's Petition has been
scheduled for August 28, 2009, at 11:00
a.m. in Courtroom No. 2 of the Court of
Common Pleas, Adams County
Courthouse, Gettysburg, Pennsylvania.

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

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Court Administrator
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Telephone (717) 337-9846

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LEGAL SERVICES TO ELIGIBLE PER-
SONS AT A REDUCED FEE OR NO FEE.

Linda S. Siegle, Esq.
Law Offices of Douglas H. Gent
1157 Eichelberger Street, Suite 4
Hanover, PA 17331
(717) 632-4040

7/31

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 W. McDANNELL, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Executor: Mark E. McDannell, 915 Mountain Road, Orrtanna, PA 17353

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

ESTATE OF ABBAS MOFID, DEC'D

Late of Wildeshausen, Germany

Executrix: Hendrika Hofstede-Mofid, Oldenburgerweg 28a, 27793 Wildeshausen, Germany

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

ESTATE OF WILLIAM C. PHELPS, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executors: Jeanne E. Phelps, Frances C. Phelps, and William C. Phelps, Jr., 11271 Sea Grass Circle, Boca Raton, FL 33498

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

ESTATE OF STANLEY R. TAYLOR, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrators: Shelly A. Lawyer, 115 Main Street, McSherrystown, PA 17344; Patrick A. Taylor, 307 Matthew Dr., New Oxford, PA 17350

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

SECOND PUBLICATION**ESTATE OF BENNY L. BAUGHMAN, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Linda M. Spielman a/k/a Linda L. Spielman, 1777 Buchanan Valley Road, Orrtanna, PA 17353

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

ESTATE OF JOHN HENRY BLY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrices: Sharon E. Nicholson, Vicki K. Bigelow, Kelly S. Kessler, 2095 Hunterstown-Hampton Rd., New Oxford, PA 17350

ESTATE OF LLOYD HERRING, JR., DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Ron Herring, 965 Fairfield Rd., Gettysburg, PA 17325; Michael L. Herring, 430 Herr's Ridge Rd., Gettysburg, PA 17325

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

ESTATE OF CHARLES ABRAHAM HERSHEY, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Mary Kathryn Hershey, c/o Elinor Albright Rebert, Esq., 515 Carlisle St., Hanover, PA 17331

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

ESTATE OF DOROTHY L. KUMP, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Michael John Kump, 71 Clearview Lane, Biglerville, PA 17307

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

ESTATE OF MIRIAM A. MYERS, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executrices: Patricia A. Sponseller, 4499 Hanover Road, Hanover, PA 17331; Sharon T. Aupperle, 27 Third Street, Hanover, PA 17331

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF ALVIN P. SANDERS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Brenda L. Brechbill, c/o R. Thomas Murphy & Associates, PC, 114 West Third Street, Waynesboro, PA 17268

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, PC, 114 West Third Street, Waynesboro, PA 17268

ESTATE OF VIRGINIA SHANHOLTZ a/k/a VIRGINIA FAY SHANHOLTZ, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Karen Runkles, 811 Green Ridge Road, Orrtanna, PA 17353

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

ESTATE OF NORMAN R. STEENSTRA, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Carole L. Dykhouse, 47 Orchard St., Midland Park, NJ 07432

Attorney: Fred E. Kilgore, Esq., 2550 Kingston Rd., Suite 323, York, PA 17402

THIRD PUBLICATION**ESTATE OF JENNIE M. ERNST, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Gregory P. Ernst, 47 700 Road, New Oxford, PA 17350

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

ESTATE OF MARGARET L. MCCLEAF, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Constance M. Howe, 102 Knoxlyn Rd., Gettysburg, PA 17325

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

ESTATE OF ARTHUR L. MYERS, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Gregory A. Myers, 181 Easy Road, Carlisle, PA 17013; Gordon L. Myers, 427 Larkspur Lane, Lebanon, PA 17042

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

ESTATE OF MARY V. SPANGLER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Ann M. Shelleman, 237 Baer Avenue, Hanover, PA 17331

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

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
NO. 2008-S-1722

Action in Mortgage Foreclosure

AMERICAN STAR FINANCIAL, INC.,
Plaintiff

vs.

PHILLIP P. COMAROMI, Defendant
TO: PHILLIP P. COMAROMI

NOTICE OF SHERIFF'S
SALE OF REAL ESTATE
PURSUANT TO P.A. R.C.P. 3129.2

TO CREDITOR OR OTHER PERSON
OR OTHER PARTY OF INTEREST:

The real estate known as 3524 York Road, New Oxford, Adams County, Pennsylvania, owned by Phillip P. Comaromi, more particularly described on Exhibit "A" attached hereto, will be exposed to public sale at the Sheriff's Office, Adams County Courthouse, Gettysburg, Pennsylvania on Friday, September 4, 2009, at 10:00 A.M.

Said Sheriff's Sale is pursuant to a Writ of Execution issued on the judgment entered by American Star Financial, Inc. v. Phillip P. Comaromi, docketed to No. 2008-S-1722 in the Court of Common Pleas of Adams County, Pennsylvania.

Claims against the property must be filed at the office of the Sheriff before the above sale date.

Claims to proceeds must be made with the office of the Sheriff before distribution.

A Schedule of Distribution will be filed in the office of the Sheriff on September 25, 2009.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the office of the Sheriff no later than ten (10) days from the date when a Schedule of Distribution is filed in the office of the Sheriff.

The Sheriff's telephone number is (717) 337-9828.

Address of the Plaintiff is 1455 Research Blvd., Suite 510, Rockville, MD 20850.

Edward G. Puhl, Esq.
Puhl, Eastman & Thrasher
Attorney for Plaintiff
220 Baltimore Street
Gettysburg, PA 17325
(717) 334-2159

Dated: July 24, 2009

ALL the following two tracts of land situate, lying and being in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

TRACT NO. 1: BEGINNING at a point in the centerline of U.S. Route 30 at Lot No. 3; thence in said U.S. Route 30, North eighty-seven (87) degrees zero (00) minutes forty (40) seconds West, two hundred eighty and seventy-nine hundredths (280.79) feet to a concrete nail at the intersection of U.S. Route 30 and Township Road T-514 (New Chester Road); thence in said Township Road T-514 (New Chester Road) North six (06) degrees thirty (30) minutes thirty (30) seconds East, one hundred eighty-three and eleven hundredths (183.11) feet to a lietz spike six (6) feet West of the centerline in said Township Road T-514 (New Chester Road); thence continuing in said Township Road T-514 (New Chester Road), North twenty-two (22) degrees thirty-eight (38) minutes forty (40) seconds East, one hundred fifty-three and thirty-four hundredths (153.34) feet to a railroad spike in the centerline of said Township Road T-514 (New Chester Road) at Lot No. 1; thence by said lot and through a reference pipe located eighteen and eighteen hundredths (18.18) feet from the beginning of this course, South eighty-two (82) degrees forty-eight (48) minutes forty (40) seconds East, two hundred forty-one and thirty-five hundredths (241.35) feet to a pipe at Lot No. 3; thence by said lot and through a reference pipe set back thirty-six and thirty hundredths (36.30) feet from the end of this course, South seven (07) degrees eleven (11) minutes twenty (20) seconds West, three hundred ten and thirty-three hundredths (310.33) feet to the place of BEGINNING. Containing 2.003 Acres.

The description herein is taken from a plan of subdivision of Norman K. Lady made by Adams County Surveyors, J. Riley Redding, R.S., on July 2, 1981, approved as a subdivision by the Supervisors of Straban Township on June 13, 1981 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 35 at page 112 on which plan said lot is designated as Lot No. 2.

TRACT NO. 2: BEGINNING at a point in the center of the State Highway U.S. 30 leading from Gettysburg to York, which point is South eighty-seven (87) degrees zero (00) minutes forty (40) seconds East, two hundred eighty and seventy-nine hundredths (280.79) feet from a certain concrete nail in the center of said road at its intersection with the center of the New Chester Road T-514; thence by other lands now or formerly of Norman K. Lady and wife and through a reference pipe located 36.30 feet from the beginning of this course, North seven (07) degrees eleven (11) minutes twenty (20) seconds East, three hundred ten

and thirty-three hundredths (310.33) feet to a pipe on line of Lot No. 1 in the subdivision; thence by said Lot No. 1, South eighty-two (82) degrees forty-eight (48) minutes forty (40) seconds East, one hundred eighty-one and thirteen hundredths (181.13) feet to a pipe on line of Lot No. 3 now or formerly of Joseph Weiner and wife; thence by said Weiner lands, Lot No. 3, South thirteen (13) degrees twelve (12) minutes ten (10) seconds West, three hundred one (301.00) feet through a reference pipe located 36.30 feet from the end of this course to a point in the center line of said U.S. Route 30; thence in and along the center line of said U.S. Route 30, North eighty-seven (87) degrees zero (00) minutes forty (40) seconds West, one hundred fifty (150.00) feet to the point in the center line of said U.S. Route 30, the place of BEGINNING. Containing 1.155 Acres.

The description herein is taken from a plan of subdivision of Norman K. Lady made by Adams County Surveyors, J. Riley Redding, R.S. on July 2, 1981, approved as a subdivision by the Supervisors of Straban Township on the 26th day of October, 1981 and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 36 at page 33 on which plan said lot is designated as Lot No. 4.

IT BEING the same which Thomas L. Walls, Sr., and Dorothy E. Walls, husband and wife, by their deed dated October 15, 2004, and recorded October 26, 2004, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 3748 at page 83, sold and conveyed unto Phillip P. Comaromi, a married individual.

EXHIBIT "A"

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