

Adams County Legal Journal

Vol. 66

July 26, 2024

No. 13

Invest With Experience

The right financial partner will help you plan for the future and manage investments with your best interest in mind. Our disciplined, common sense approach to investment management is customized to meet your objectives.

acnb.com | 1.888.334.2262



Securities and Insurance Products are: NOT FDIC INSURED • MAY LOSE VALUE • NOT BANK GUARANTEED • NOT A DEPOSIT • NOT INSURED BY ANY FEDERAL GOVERNMENT ENTITY

ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, Edward G. Puhl, Esq., Editor; Dr. B. Bohleke (since 2019), Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 337-9812

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.
All rights reserved.

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN THAT a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 7, 2024, for **Behind The 8 Ball Consulting** with a principal place of business located at 935 Fish and Game Rd., Littlestown, PA 17340 in Adams County. The individual interested in this business is Darren Hooper, also located at 935 Fish and Game Rd., Littlestown, PA 17340. This is filed in compliance with 54 Pa.C.S. 311.

7/26

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania for the purpose of incorporating a Pennsylvania domestic business corporation. The name of the corporation is **Bruce L. Jones Contractor Company** and its registered office is CT Corporation, Adams County.

The Articles of Incorporation were filed pursuant to the applicable provisions of the Pennsylvania Business Corporation Law of 1988 contained in the Act of December 21, 1988, P.L. 1444, as amended. The purpose

of the corporation is for turnkey wood framing and all other related activities as permitted under the Pennsylvania Business Corporation Law of 1988, as amended. The Articles of Incorporation were filed with the Corporation Bureau of the Department of State effective on or about July 2, 2024.

James D. Hughes, Esquire
Salzmann Hughes, P.C.
354 Alexander Spring Road, Suite 1
Carlisle, Pennsylvania 17015

7/26

Chances are, your clients have certain organizations and causes they care deeply about.

Show them you get it.

Help your clients bring their dreams to fruition with free philanthropic planning tools and ongoing support from the Adams County Community Foundation.

Expertise in all areas of gift planning

Free, confidential consultations

Respect for your client relationships

Facilitation of charitable giving in Adams County and beyond

To find out more:

**Contact Ralph M. Serpe, 717-337-0060
rserpe@adamscountycf.org**

 **ADAMS COUNTY
COMMUNITY FOUNDATION**

25 South 4th Street
Gettysburg, PA 17325
www.adamscountycf.org



Good for your clients. Good for our community. Good for you.

NOTICE OF PUBLIC 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.

UPSET TAX SALE

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 Human Services Building, MPR#15, 525 Boyd's School Rd., Gettysburg, Pennsylvania at 9:00 a.m. E.D.S.T. on **September 27, 2024**, or any date to which the sale may be adjourned, re-adjourned or continued, for the purpose of collecting unpaid 2022 and any prior real estate taxes 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 27, 2024**.

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 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 the taxes owed, 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 (**1.29 of the assessed value 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.

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
ABBOTTSTOWN BOROUGH		
WOLF WILLIAM J & AUDREY	01005-0018---000	\$12,838
FULLER CRISSIE	01L10-0040---117	\$1,714
MILLER BOBBI	01L10-0040---118	\$514
BENDERSVILLE BOROUGH		
BARRETTO LOU	03002-0001---000	\$39,509
ESQUIVIAS RODOLFO & FLORENTINA	03003-0046---000	\$15,230
ESQUIVIAS RODOLFO & FLORENTINA	03003-0051---000	\$17,066
BERWICK TOWNSHIP		
DINTERMAN WILLIAM c/o RICHARD DINTERMAN	04L10-0040---207	\$3,733
FALBOW MICHELE	04L10-0040---217	\$1,044
FISHER ZACKERY & SARAH BREWBAKER	04L10-0040---236	\$760
GAVA JEREMY	04L10-0040---248	\$1,824
GARCIA JUANITA L	04L10-0040---254	\$1,853
SHADLE MARY	04L10-0040---270	\$3,779

HARRIS JONATHON	04L10-0040---271	\$1,973
GARCIA SASHA M	04L10-0040---405	\$2,255
HAGERMAN CURTIS C	04L11-0107A--000	\$6,536
DIEHL GWEN	04L11-0142---001	\$531
ZINN RALPH D c/o IRENE ZINN	04L12-0064---001	\$3,589
CAMMARATA LAKISHA	04L12-0227---000	\$20,521

BIGLERVILLE BOROUGH

ALVAREZ-PONCE J RIGOBERTO	05004-0081---000	\$6,520
---------------------------	------------------	---------

BONNEAUVILLE BOROUGH

MCDERMOTT THEODORE W	06005-0110---000	\$20,754
----------------------	------------------	----------

BUTLER TOWNSHIP

REDDING DANIEL C & DARLENE A	07F07-0061B--000	\$16,654
BEAR DAVID E & ERANN M	07F09-0049---000	\$1,492
ROMERO LAURA	07F10-0038---016	\$794
FRITZ WALTER & KAYLA	07F10-0038---051	\$513
KUHN TONI L	07F10-0038---081	\$1,848
DAL-FAVERO JOSHUA	07F10-0038---13A	\$1,343
LEINAWEAVER JOHN R	07G07-0019---000	\$16,440

CONEWAGO TOWNSHIP

LEPPO DENTON E	08004-0021---000	\$50,630
BROWN ZACHARY	08009-0082---000	\$15,663
MUMMERT KAREN M	08011-0064---000	\$18,075
OIHDI JENNY R	08021-0008---000	\$13,924
DIODATO JOSEPH L & HELEN H	08021-0241---000	\$21,515
KACHELE WALTER J & ESTELLA TRUST c/o WARD E KACHELE	08J15-0011A--000	\$20,376
FAIRBANKS ERIC H	08K14-0001R--000	\$4,977
ADAMS NADINE ESTATE & SERENA COFFMAN	08K14-0108A--000	\$2,325
WILDASIN LEE A & MARGARET A	08L14-0009---000	\$52,633
WILDASIN LEE A & MARGARET A	08L14-0010---000	\$27,111

CUMBERLAND TOWNSHIP

APPALACHIAN ENERGY SYSTEMS LLC	09E12-0073---000	\$43,389
YODER BRENT & ERIN BRETZMAN	09E12-0082---009	\$1,510
RICHARDSON BRADLEY	09E12-0082---053	\$1,255
SHEPPARD WARREN H	09E12-0082---087	\$2,287
WANSEL COLTON	09E12-0082---352	\$1,538
SHEPPARD WARREN H	09E13-0080---000	\$19,843
ANDERSON AMIE L	09E16-0077---010	\$5,823
REED WALTER A JR & MARY H LANHAM	09F10-0106---000	\$32,150
HIGGS WILLIAM J	09F11-0108---000	\$4,280
BOLLINGER CHARLES	09F12-0065---000	\$1,571
STEELE LARRY	09F14-0014---000	\$9,590

DERWART MICHAEL CHARLES JR	09F15-0065---014	\$1,415
KERN KENNETH E & LINDA M SR	09F15-0065---030	\$616

FAIRFIELD BOROUGH

MYERS KATIE E	11003-0002---000	\$16,353
---------------	------------------	----------

FRANKLIN TOWNSHIP

HAMMOND EUGENE H & KELLY J & TRAVIS J	12A09-0045A--000	\$10,023
EVANS GARY	12B07-0001---070	\$5,002
DAY CHANCE	12B08-0013---052	\$670
SHAFFER STEVEN T	12B08-0051---000	\$31,582
YEAGER MICHAEL H & KATHLEEN M	12B09-0038O--000	\$27,743
ORNDORFF ZACHARY	12B09-0060---001	\$916
RYE ROBERT C & STEPHANIE C	12B09-0133---000	\$20,365
HENRY KEVIN & MICHELLE	12B09-0217---000	\$5,380
MEANS WILLIE C	12B11-0044---000	\$33,837
MYERS KENNETH E	12C10-0039A--000	\$4,179
HAWS ROBERT W SR	12C10-0189---000	\$10,919
HERNANDEZ MARCELINO	12C11-0031---002	\$824
HOFFMAN JOHN MARK	12C12-0018---000	\$18,580
REAVER JEFFREY A	12D10-0021---001	\$401
KING ROBERT & MARNEL JR	12D12-0014A--000	\$6,396

FREEDOM TOWNSHIP

MILLER GERALD S c/o DAVID MANNING	13D18-0054---000	\$19,483
BOWLING MABEL MARR c/o WILLIAM BOWLING	13E17-0072---000	\$14,800

GERMANY TOWNSHIP

CHILDS GEOFFREY A	15I16-0046---000	\$10,108
GERBER MARTHA J	15I17-0083---000	\$29,116
MACCALL DALE L	15I17-0249---000	\$8,114
DELL CASEY W	15J17-0103---000	\$58,967

GETTYSBURG BOROUGH

HAWKINS CHRISTINA E	16004-0111---000	\$16,467
EDER JOHN D & DOROTHY A	16009-0112A--000	\$27,817
BERTOLI DIANE	16010-0358---000	\$19,966

HAMILTON TOWNSHIP

FISCHER F PATRICK & KIMBERLY A	17K08-0151---000	\$25,504
--------------------------------	------------------	----------

HAMILTONBAN TOWNSHIP

SAGER CHRISTOPHER G	18A17-0023---000	\$14,901
SHAFFER JAMES E & MELISSA K	18B14-0030A--000	\$14,969
DICK BRYON c/o JASON DICK	18B16-0095---000	\$10,231
ARENTZ MICHAEL E	18B17-0038A--000	\$12,374
GREGOR BETTY J	18C12-0058---000	\$8,854

WARNER DIANE	18C12-0102---000	\$15,440
DEARDORFF JAY EDWARD d/b/a CARROLL VALLEY FARM	18C14-0023C--000	\$22,759
CHOHAN FAIRFIELD HOUSING LLC	18C16-0019A--000	\$27,365
HIGHLAND TOWNSHIP		
HUFF SHANNON J	20C12-0050---000	\$1,586
KESSEL SAMUEL L	20E13-0001---000	\$47,421
HUNTINGTON TOWNSHIP		
WATSON JOHN E JR	22I04-0115---000	\$17,800
SIBOUNHEUANG ROY & KHANH	22I05-0018D--000	\$19,039
RUDOLPH DERRICK E	22J06-0004---000	\$16,448
LATIMORE TOWNSHIP		
MYFORD RICHARD & DANA	23J03-0015A--000	\$7,082
MAPLE STREET LLC	23J03-0015AA-000	\$8,919
ECKENRODE TAMMY L	23J05-0028C--000	\$6,807
LIBERTY TOWNSHIP		
TRACEY JEAN L	25AA0-0009---000	\$3,504
RAMSBURG JOSHUA & LACY	25AA0-0104---000	\$3,347
TRACEY JEAN L	25AA0-0135---000	\$2,824
TRACEY JEAN L	25AA0-0136---000	\$3,079
BOLL RONALD E	25AA0-0158---000	\$2,714
OTTERSON DANA J c/o NORMA KNAUTZ	25AA0-0193---000	\$4,023
TRACEY JEAN L	25AA0-0201---000	\$3,249
GARRISH CARROLL J & SHIRLEY V c/o SHIRLEY GILLISS	25AE0-0051---000	\$1,140
HOLMES BRIAN	25B17-0080--000	\$13,738
KIDWELL LEONARD A & BARBARA J c/o ELMER KIDWELL	25B17-0102---000	\$9,742
TRACEY JEAN L	25O00-0010---000	\$1,126
TRACEY JEAN L	25O00-0069---000	\$1,126
TRACEY JEAN L	25O00-0104---000	\$1,126
LITTLESTOWN BOROUGH		
SPENCE WENDE L	27004-0061---000	\$11,571
DIMITRI SHARON	27012-0068---000	\$8,562
MCSHERRYSTOWN BOROUGH		
LAWRENCE DAVID J	28002-0026---000	\$12,924
MALKUS ROBERT	28002-0176---000	\$16,775
BECK REAL ESTATE SOUTH LLC	28005-0013---000	\$33,634
MENALLEN TOWNSHIP		
IRVIN ADAM L & CHRISTINA	29001-0031---000	\$11,783
MUSGRAVE ROBERT S & SUSAN G	29B05-0003---000	\$6,831

WYATT TRACY S	29D05-0019---000	\$15,136
MCCAUSLIN MARLIN K	29D05-0045---000	\$9,398
HUGHES KEVIN JOHN & KAREN HUGHES WELLS	29E05-0036A--000	\$13,605
TALBERT DONNA L	29E05-0098A--000	\$16,428
MICKLEY JAMES E & JAMIE E	29E06-0027A--000	\$26,438
MITCHELL KATHRINE W	29F05-0031---000	\$16,433
ANGELES MARCELINO & MARIA A	29F05-0046---000	\$60,620
SMITH MICHAEL W & CYNTHIA S	29F05-0096---000	\$34,120

MT. JOY TOWNSHIP

WESTHAFFER BONITA C	30G15-0058---000	\$17,094
STRAUSBAUGH MARY L	30G17-0038---000	\$6,341
HOSTETTER DONALD D & SHAI IVGI	30H15-0045---000	\$52,159
MUMMERT CALEB	30H16-0013---000	\$27,928
REAVER THOMAS H	30H17-0025---001	\$982

MT. PLEASANT TOWNSHIP

DULL SHANE M & SHERRY L	32105-0051---000	\$35,923
WINLAND PAULA E	32111-0039E--000	\$7,935
STONER CLEASON L SR	32111-0042A--000	\$13,776
SEYMORE JOSEPH K & RENITA D	32114-0029---000	\$22,980
CROWL JEFFREY & STACEY KISER	32J11-0052---003	\$1,220
ASHFORD PAMELA c/o WAYNE E CRITES	32J11-0052---011	\$2,125
VASQUEZ MIGUEL M & BEATRIZ G	32J11-0052---030	\$1,308
ALVAREZ-SALINAS LETICIA	32J11-0052---040	\$1,072
SANMIGUEL GERONIMO GREGORIO	32J11-0052---063	\$997
GONZALEZ-GARCIA JOSEPH	32J11-0052---065	\$1,494
ALVAREZ-LOPEZ ROXANA & JORGE PERALTA-PENA	32J11-0052---073	\$2,128
SANDOVAL MIGUEL	32J11-0052---081	\$813
CANTELLANO BEATRIZ	32J11-0052---084	\$343
OERMAN DARON & ELIZABETH F	32J11-0052---099	\$2,928
MUNDORFF RAYMOND B & DELORES J c/o CINDY CURTIS EXEC	32J11-0066---000	\$8,476
MEANY RICHARD	32J12-0061---005	\$851
TRENT BARBARA A	32J12-0061---131	\$20,867
CUMBEE THOMAS & LAURIE	32J12-0061---158	\$3,818
HERRICK DAVID E & BRENDA J	32J14-0060C--000	\$30,158

NEW OXFORD BOROUGH

BISSET JOHN W O & NANCY L	34005-0113---000	\$19,124
BISSET JOHN W O & NANCY L	34005-0114---000	\$3,485
RIVERA-PIZARRO RAFAEL c/o JERMAINE RIVERA	34005-0184A--027	\$11,830

OXFORD TOWNSHIP

AGUILAR JUAN A & CARMEN G	35008-0138---000	\$14,682
OASTER CATHERINE R & KENNETH R	35008-0147---000	\$12,083
RILL BETTY L a/k/a BETTY L SPEELMAN	35008-0152---000	\$19,232

ROLAR JOHN & DORIS BECKER	35J10-0066---000	\$13,683
DRAMKA INC c/o JOHN LINGG	35J12-0016A--000	\$1,607
GOURLEY FRANK F	35J13-0044---000	\$14,730
HERNANDEZ MARTHA	35K11-0105F--020	\$386
LAUER BRADY	35K11-0105F--030	\$341
WENTZ JAMES E	35K12-0002A--000	\$12,548

READING TOWNSHIP

MARTIN SETH & NABELA	36110-0094---000	\$17,268
BLEVINS BRANDON LEE & CRYSTAL L	36J06-0010H--000	\$28,373
WILLIAMS RICHARD L & KATRINA J MCCLELAND	36J08-0021---000	\$41,528
LIVING CHRISTIAN CHURCH MINISTRIES IGLESIA CRISTIANA DE AUIVAMIENTO	36J08-0038F--000	\$30,131
ILDEFONSO-CANDELARIA ROMAN & MARIA CORONA	36J08-0045---026	\$917
MARTINEZ JUAN ROSSI & MARCEL REYES NUNEZ	36J08-0045---135	\$1,377
ANGELES ADAN ROJO	36J08-0063---000	\$9,833
SMITH BRANDI a/k/a BRANDI K SMITH	36K08-0085A--000	\$4,017
KLINE JOSHUA & JORDYNEA HILL JR	36L07-0005---005	\$1,599
ALVAREZ ESTEFANY MORALES	36L07-0005---009	\$1,414
BRENDLE JENNIFER	36L07-0005---021	\$468
ZUNIGA-HERNANDEZ GABRIEL	36L07-0005---025	\$385

STRABAN TOWNSHIP

PEREZ JENNIFER & CESAR SANCHEZ	38G10-0016B--010	\$917
ALVAREZ LEIDY MAYA	38G10-0016B--018	\$625
FERNANDEZ FRANK & STACI DAHL-FERNANDEZ	38G10-0249---000	\$21,846
BLF HOSPITALITY INC c/o AMIT NAIK	38G12-0145---000	\$256,058
MCDANNELL WILLIAM O	38G13-0075---000	\$10,107
MCDANNELL WILLIAM O	38G13-0075A--000	\$4,696
FELIPE-HERNANDEZ IVAN JOSHUA	38H10-0017---118	\$956
CHAVARRIA JOSE LUIS	38H10-0017---119	\$1,956
BAIR HELEN L	38H10-0030---000	\$4,961
WAGAMAN RITA M c/o HOLLY L WAGAMAN	38H12-0035---000	\$6,343
BERTOLI DIANE	38H12-0051---000	\$63,506

TYRONE TOWNSHIP

GARDNER MICHAEL D	40F03-0004A--000	\$17,251
SHAFER ROBERT S & LOIS H c/o ROBERT S SHAFER JR	40F03-0010---000	\$23,536
MILLER NANCY STARNER	40F03-0021---000	\$19,527
MENTZER MATTHEW L & EMILY L	40G05-0025---000	\$23,134
HOWARD CHARLES L JR	40H06-0142---000	\$24,547
LUNTZ JULIE M	40H07-0075---005	\$610
LUA GERARDO REYES	40H07-0075---018	\$1,949
ANGELES MARCELINO	40H07-0075---079	\$4,391
DOBOS MARK D	40H07-0075---081	\$3,842
DUTTERER JEREMY & APRIL BARRETT	40H07-0075---096	\$5,422

FOLTZ JAMES E II	40H07-0075---098	\$6,794
ROCK TODD A	40H07-0075---129	\$2,093
TAYLOR MICHAEL S	40H07-0075---138	\$3,230
KLASEK JAMES & CARLA	40H07-0075---140	\$5,612
EBAUGH FRANKLIN	40H07-0075---146	\$3,455
JACOBS JOSEPH	40I07-0030C--001	\$487

UNION TOWNSHIP

JOHNSON WILLIAM E & CHERL D	41J15-0076---000	\$12,298
STULL JESSICA L	41J15-0077---000	\$15,900
BOSLEY AMBER LYNN	41K16-0017---000	\$14,790
HANSON MATTHEW & ASHLEY	41K18-0047---000	\$8,524
STORM WAYNE A	41L17-0006---000	\$23,421

CARROLL VALLEY BOROUGH

TRACEY JEAN L	43008-0026---000	\$482
SINGH JOTISHWAR & VEERINDER KAUR	43012-0046---000	\$3,814
SINGH JOTISHWAR & VEERINDER KAUR	43012-0047---000	\$594
TRACEY JEAN L	43013-0015---000	\$2,953
LANTZ ELAINE c/o COURTNEY SMITH	43016-0032---000	\$617
TLCO REALTY LLC	43017-0221---000	\$2,862
TRACEY JEAN L	43019-0015---000	\$2,864
TRACEY JEAN L	43019-0053---000	\$2,864
LANTZ ELAINE c/o COURTNEY SMITH	43019-0056---000	\$795
TRACEY JEAN L	43019-0057---000	\$3,042
TRACEY JEAN L	43019-0064---000	\$2,864
BRADY EDNA	43021-0036---000	\$2,476
TRACEY JEAN L	43022-0075---000	\$3,444
TRACEY JEAN L	43022-0124---000	\$3,577
TRACEY JEAN L	43022-0138---000	\$3,577
TRACEY JEAN L	43023-0137---000	\$3,756
MYERS CAROL A	43023-0155---000	\$3,623
GEBHART RAYMOND E JR	43024-0002---000	\$512
LANTZ ELAINE C/O COURTNEY SMITH	43025-0002---000	\$795
TRACEY JEAN L	43025-0099---000	\$1,044
TRACEY JEAN L	43025-0118---000	\$2,864
LANTZ ELAINE C/O COURTNEY SMITH	43027-0121---000	\$590
LANTZ ELAINE M C/O COURTNEY SMITH	43027-0123---000	\$3,418
LANTZ ELAINE C/O COURTNEY SMITH	43028-0008---000	\$858
TRACEY JEAN L	43028-0054---000	\$6,030
CAPITAL STREET INVESTMENTS LLP	43029-0085---000	\$3,176
MURPHY PATRICK & ERIN J III	43029-0093---000	\$16,856
BULL INVESTMENTS LLC	43029-0130---000	\$3,088
PRITCHARD ROBERT T JR & KATHLEEN M RAMEY	43030-0032---000	\$2,744
LIBERTY LAND COMPANY	43030-0090---000	\$349
TRACEY JEAN L	43030-0092---000	\$3,194

LIBERTY LAND COMPANY	43031-0009---000	\$332
TRACEY JEAN L	43033-0001---000	\$3,666
SMITH DAVID J	43034-0165---000	\$4,550
TRACEY JEAN L	43034-0189---000	\$928
FESSENDEN FAMILY REVOCABLE TRUST FRANKLIN E & NOREEN D TRUSTEES	43035-0051---000	\$2,409
BOGGS NEIL G & CHERYL A	43035-0097---000	\$683
BOGGS NEIL & CHERYL	43035-0105---000	\$13,091
BOGGS NEIL G & CHERYL A	43035-0106---000	\$21,546
BOGGS NEIL G & CHERYL A	43035-0107---000	\$2,111
BOGGS NEIL G & CHERYL A	43035-0108---000	\$2,030
REESE DAVID G & LYDIA C	43035-0116---000	\$1,648
TRACEY JEAN L	43035-0138---000	\$1,115
TRACEY JEAN L	43035-0139---000	\$1,249
TRACEY JEAN L	43035-0164---000	\$3,533
SCOTT DAMION	43038-0028---000	\$331
HAHN JUSTIN MATTHEW & CASSIE ANNE	43041-0039---000	\$543
GOMEZ RAMON A	43044-0036---000	\$1,910
GOMEZ RAMON A	43044-0037---000	\$572
TRACEY JEAN L	43046-0025---000	\$518
GERMAN NELSON M	43047-0034---000	\$335
GOMEZ RAMON A & ANTHONY ARIEL CHAVEZ	43047-0107---000	\$935

JUDICIAL TAX SALE

PURSUANT TO COURT ORDERS, THE FOLLOWING REAL PROPERTY WILL BE OFFERED FOR SALE **FRIDAY, SEPTEMBER 27, 2024, AT 9:00 A.M. E.D.S.T.**, AT THE HUMAN SERVICES BUILDING, MPR#15, 525 BOYD'S SCHOOL RD., GETTYSBURG, PENNSYLVANIA IN ACCORDANCE WITH THE FOLLOWING TERMS:

TERMS OF SALE: In the case of all properties selling for fifty dollars (\$50.00) 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 fifty dollars (\$50.00) has been bid, the sum of fifty dollars (\$50.00) 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 fifty dollars (\$50.00) cash paid shall be forfeited as liquidated damages.

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 starting bid for each property shall be all Tax Claim Bureau costs associated to the property as of the date of sale.

The property so struck down will be settled 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 Tax Claim Bureau costs at the time the property is struck down, the basic sum for preparing and recording the deed, and the costs of such realty transfer stamps as required (**1.29 of the assessed value 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.

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.

An owner shall have no right to purchase his own property at judicial sale under the provisions of 72 P.S. § 5860.618. "Owner" is defined as any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

The purpose of this sale is to dispose at public sale the following parcels of real estate, which were previously advertised for public sale in this publication on July 28, 2023.

COURT ORDER NO.	TOWNSHIP/BOROUGH	PARCEL NUMBER	OWNER/REPUTED OWNER
2024-SU-0467	CARROLL VALLEY	43018-0061--000	STEVEN KRENSKY
2024-SU-0464	HAMILTONBAN	18A17-0073--000	BRANDON SWISHER
2024-SU-0465	LIBERTY	25AA0-0133---000	WALTER TAHDL, ET AL
2024-SU-0466	MT PLEASANT	32J11-0052--031	BRANDON HERRMANN AND SAMANTHA HODGSON
2024-SU-0468	CARROLL VALLEY	43034-0173---000	MASON DIXON PARTNERS, LLC c/o WAYNE & JENNIFER PIPER
2024-SU-0469	CARROLL VALLEY	43034-0174---000	MASON DIXON PARTNERS, LLC c/o WAYNE & JENNIFER PIPER
2024-SU-0470	CARROLL VALLEY	43041-0196---000	NANCY C BRENT c/o DAVID JAMES

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

IN ACCORDANCE WITH ACT NO 133 P.L. 1368, NO 542 (AMENDED JUNE 30, 2021), PROSPECTIVE PURCHASERS AT ALL TAX SALES MUST APPEAR AND REGISTER AT THE ADAMS COUNTY TAX CLAIM BUREAU, 117 BALTIMORE STREET, ROOM 202, GETTYSBURG, PA 17325, NOT LESS THAN TEN (10) DAYS BEFORE THE SCHEDULED UPSET TAX SALE (SEPTEMBER 16, 2024, 4:30 PM E.D.S.T.). IN ORDER TO REGISTER, THE PROSPECTIVE PURCHASER MUST SUBMIT AN APPLICATION THAT INCLUDES THE FOLLOWING INFORMATION:

1. IF THE APPLICANT IS AN INDIVIDUAL, THE INDIVIDUAL'S NAME, RESIDENTIAL ADDRESS AND PHONE NUMBER;
2. IF THE APPLICANT IS NOT AN INDIVIDUAL, THE APPLICANT'S NAME, INCLUDING THE NAME OF ALL OFFICERS, BUSINESS ADDRESS AND PHONE NUMBER;
3. IF THE APPLICANT IS A LIMITED LIABILITY COMPANY, THE NAMES, BUSINESS ADDRESSES AND PHONE NUMBERS OF ALL MEMBERS, MANAGERS AND ANY OTHER PERSONS WITH ANY OWNERSHIP INTEREST OR RIGHT IN THE LIMITED LIABILITY COMPANY;
4. AN AFFIDAVIT STATING THAT THE APPLICANT:
 - a) IS NOT DELINQUENT IN PAYING REAL ESTATE TAXES TO ANY TAXING DISTRICT IN THE COMMONWEALTH OF PENNSYLVANIA AND THAT THE APPLICANT HAS NO MUNICIPAL UTILITY BILLS THAT ARE NOT MORE THAN ONE (1) YEAR OUTSTANDING ANYWHERE IN THE COMMONWEALTH OF PENNSYLVANIA;
 - b) IS NOT BIDDING FOR OR ACTING AS AN AGENT FOR A PERSON WHO IS BARRED FROM PARTICIPATING IN THE UPSET SALE;
 - c) HAS NOT, WITHIN THE THREE (3) YEARS PRECEDING THE FILING OF THE APPLICATION, ENGAGE IN A COURSE OF CONDUCT OR PERMITTED AN UNCORRECTED HOUSING CODE VIOLATION TO CONTINUE UNABATED AFTER BEING CONVICTED OF AN UNCORRECTED HOUSING CODE VIOLATION AND HAS NOT EITHER:
 - i) FAILED TO MAINTAIN PROPERTY OWNED BY THE APPLICANT IN A REASONABLE MANNER SUCH THAT THE PROPERTY POSED A THREAT TO HEALTH, SAFETY OR PROPERTY; OR
 - ii) PERMITTED THE USE OF PROPERTY IN AN UNSAFE, ILLEGAL OR UNSANITARY MANNER SUCH THAT THE PROPERTY POSED A THREAT TO HEALTH, SAFETY OR PROPERTY; AND
 - d) UNDERSTANDS THAT AN APPLICANT WHO SIGNS A BIDDER REGISTRATION APPLICATION KNOWING THAT IT CONTAINS A FALSE STATEMENT AND WHO CAUSES IT TO BE FILED WITH THE ADAMS COUNTY TAX CLAIM BUREAU SHALL BE SUBJECT TO PROSECUTION FOR THE COMMISSION OF A MISDEMEANOR OF THE SECOND DEGREE IN VIOLATION OF 18 Pa.C.S. § 4904(a) (RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES).
 - e) IF THE APPLICANT IS NOT AN INDIVIDUAL, DOCUMENTATION THAT THE SIGNER HAS THE AUTHORITY TO ACT ON BEHALF OF THE APPLICANT, AND THE INDIVIDUAL APPEARING IN PERSON TO REGISTER IS THE SIGNER OF THE APPLICATION OR OTHERWISE AUTORIZED TO ACT ON BEHALF OF THE APPLICANT.
 - f) NO INDIVIDUAL WHOSE LANDLORD LICENSE HAS BEEN REVOKED IN A MUNICIPALITY PUSUANT TO ITS ORDINANCE MAY PURCHASE PROPERTY IN THE COUNTY IN WHICH THE LOCAL MUNICIPALITY IS LOCATED AT A TAX SALE UNDER THIS ACT.

APPLICATIONS MAY BE OBTAINED BY CONTACTING THE ADAMS COUNTY TAX SERVICES DEPARTMENT, 717-337-9837; 117 BALTIMORE STREET, ROOM 202, GETTYSBURG, PA 17325 OR VIA THE ADAMS COUNTY WEBSITE www.adamscountypa.gov. APPLICATIONS MUST BE NOTARIZED PRIOR TO SUBMISSION TO THE ADAMS COUNTY TAX CLAIM BUREAU.

David K James, III
Solicitor, Tax Claim Bureau

Daryl G Crum
Director, Tax Claim Bureau

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary of or 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 WILLIAM G. INSKIP, DEC'D

Late of Reading Township, Adams County, Pennsylvania
Co-Executors: Jennifer M. Lambert and Bradley W. Inskip, c/o CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esq., CGA Law Firm, P.C., P.O. Box 606, East Berlin, PA 17316

ESTATE OF ANNA MAE MESSINGER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
Executor: Stephen A. Messenger, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

ESTATE OF LANCE M. OHLER a/k/a LANCE MICHAEL OHLER, DEC'D

Late of Freedom Township, Adams County, Pennsylvania
Co-Executors: Daniel A. Ohler, 11710 Taneytown Pike, Taneytown, MD 21787; Kevin R. Ohler, 4165 Emmitsburg Road, Fairfield, PA 17320
Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

SECOND PUBLICATION

ESTATE OF MARGARET M. CHIARELLI A/K/A MARGARET MARY CHIARELLI, DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania
Personal Co-Representatives: Wayne M. Chiarelli, 512 Carlisle Street, Gettysburg, PA 17324; Pamela Chiarelli, 512 Carlisle Street, Gettysburg, PA 17325
Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF STEVEN W. CLINGAN, DEC'D

Late of Bonneauville Borough, Adams County, Pennsylvania
Administratrix: Amy L. Clingan, 19 White Birch Drive, Littlestown, PA 17340
Attorney: Puhl & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JOHN E. COFFIN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania
Personal Representative: Barbara A. Miller, 630 Orrtanna Road, Orrtanna, PA 17353
Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF EDWIN L. MCGLAUGHLIN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania
Executor: Kenneth W. McGlaughlin, c/o R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201
Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

ESTATE OF ROSE M. TOPPER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
Executrix: Jill Dawson, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
Attorney: Scott L. Kelley, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

THIRD PUBLICATION

ESTATE OF DOROTHY E. IOCCO, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
Executrix: Daniella Willet, c/o Strausbaugh Law, PLLC, 104 Baltimore Street, Gettysburg, PA 17325
Attorney: Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 104 Baltimore Street, Gettysburg, PA 17325

ESTATE OF JAMES R. KETCHUM, DEC'D

Late of Huntington Township, Adams County, Pennsylvania
Administrator: John Ketchum, 4210 Wilton Woods Lane, Alexandria, VA 22310
Attorney: Puhl & Thrasher, Attorneys at Law, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF RENEE M. KROPP a/k/a RENEE MARIE KROPP, DEC'D

Late of Latimore Township, Adams County, PA
Executrix: Vada Neil, 8580 Sweetwater Road, Fort Loudon, PA 17224
Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF KATHLEEN MARY MCCUSKER, DEC'D

Late of Gettysburg Borough, Adams County, Pennsylvania
Administrator: Michael Dropko, c/o Barbara Entwistle, Esq., Entwistle & Roberts, P.C., 37 West Middle Street, Gettysburg, PA 17325
Attorney: Barbara Entwistle, Esq., Entwistle & Roberts, P.C., 37 West Middle Street, Gettysburg, PA 17325

ESTATE OF MARGARET L. ORNER, DEC'D

Late of Fairfield Borough, Adams County, Pennsylvania
Co-Executors: Timothy P. Orner, 11174 Weatherstone Drive, Waynesboro, PA 17268; Laura M. Smith, 5025 Fairfield Road, Fairfield, PA 17320
Attorney: Puhl & Thrasher, Attorneys at Law, 220 Baltimore Street, Gettysburg, PA 17325

Continued on page 13

(THIRD PUBLICATION CONTINUED)

ESTATE OF DONNA M. WILLIAMS,
DEC'D

Late of Highland Township, Adams
County, Pennsylvania

Co-Administratrices: Jennifer M. Gastley,
764 Goldenville Road, Gettysburg, PA
17325; Wendy M. Garvin, 11802
Gambrill Park, Frederick, MD 21702

Attorney: Bernard A. Yannetti, Hartman &
Yannetti, Inc., Law Office, 126
Baltimore Street, Gettysburg, PA
17325

