

Adams County Legal Journal

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Good for your clients. Good for the 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 30, 2022** or any date to which the sale may be adjourned, re-adjourned or continued, for the purpose of collecting unpaid 2020 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 30, 2022**.

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 **(1.14 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		
DINGES AMY	01L10-0040---144	\$1,036
BENDERSVILLE BOROUGH		
MAQUEDA JORGE LEON & MAYRA DELGADO	03001-0036---000	\$6,244
BERWICK TOWNSHIP		
TURNER GALE GENE	04K10-0086---000	\$35,264
DINTERMAN WILLIAM	04L10-0040---207	\$3,119
BURROWS JAMES & LISA	04L10-0040---219	\$1,595
RODRIQUEZ NAGRIM & PORFINO FLORES	04L10-0040---253	\$1,031
GARCIA JUANITA L	04L10-0040---254	\$2,004
SHADLE MARY	04L10-0040---270	\$4,188
RILEY MATT	04L10-0040---322	\$1,263
KNIGHT AMY E	04L10-0040---417	\$957
BROGAN DEBORAH	04L10-0040---427	\$6,372
BEVANS RUSSELL L	04L11-0058A--000	\$9,221
SOAPER LAURA	04L12-0013A--128	\$9,575
AYERS HELEN A C/O BOB AYERS	04L12-0013A--187	\$5,036
BIGLERVILLE BOROUGH		
WEAVER CATHY A	05003-0099---000	\$8,002
HOLLABAUGH KIRK ALLEN	05004-0003---000	\$17,988
HOLLABAUGH KIRK ALLEN	05004-0003A--000	\$12,744
BONNEAUVILLE BOROUGH		
STAUB GERALD D	06005-0071---000	\$5,771
MCDERMOTT THEODORE W	06005-0110---000	\$15,552
ROWELL BRIAN & JENNIFER	06009-0046B--000	\$6,012

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
BUTLER TOWNSHIP		
REXROTH BYRON K & ANDREA S	07E10-0013---000	\$12,676
REDDING DANIEL C & DARLENE A	07F07-0061B---000	\$21,719
TUCKEY CLAY C	07F08-0090C---000	\$13,444
PATRONO JANE	07F09-0037E---000	\$6,457
KINT LAURIE A A/K/A SHRINER	07F09-0064---000	\$16,162
WAGGONER HOLDINGS LP	07F10-0024---000	\$5,387
LUA YULIANA	07F10-0038---042	\$913
STAUB TINA L	07F10-0038---049	\$390
HELDIBRIDLE STEVE & CONNIE	07F10-0038---05A	\$515
MANCILLA AGUSTIN & MIREYA HERNANDEZ	07F10-0038---075	\$323
KUHN TONI L	07F10-0038---081	\$2,264
SMITH KAYLA & SHANE ALTICE	07F10-0038---083	\$588
DAL-FAVERO JOSHUA	07F10-0038---13A	\$1,444
LEINAWEAVER JOHN R	07G07-0019---000	\$15,688
CONEWAGO TOWNSHIP		
LEPPO DENTON E	08004-0021---000	\$41,015
FOLTZ PAUL E	08008-0193---000	\$13,489
DUBBS SCOTT	08009-0010---000	\$12,901
BAUMGARDNER STEWART W C/O PATRICIA WEAVER	08011-0033---000	\$16,805
MUMMERT KAREN M	08011-0064---000	\$12,910
DUGAN SHERI DAWN	08101-0015---000	\$19,690
WILDASIN LEE A & MARGARET A	08L14-0009---000	\$49,501
WILDASIN LEE A & MARGARET A	08L14-0010---000	\$25,493
CUMBERLAND TOWNSHIP		
ZEPEDA PEDRO & MERALI	09E12-0082---057	\$1,335
BAYER BEVERLY	09E12-0082---205	\$2,114
WANSEL COLTON	09E12-0082---352	\$1,123
CHAPMAN TIMOTHY A & JOAN G	09E12-0154---000	\$26,022
LORAH CHRISTOPHER M & ROBIN L	09F12-0069---000	\$13,375
SHRIVER THOMAS L	09F12-0138C---000	\$11,562
FERRENCE LOIS MAE	09F15-0008---000	\$12,230
GROSS DALE JR	09F15-0065---003	\$1,005
LEWIS GREGORY E & BELINDA S	09W01-0019---000	\$20,828
BIXLER JAMES A & CARRIE E	09W02-0026---000	\$12,198
SPADOLINI JOSEPH J	09W03-0040---000	\$11,242
EAST BERLIN BOROUGH		
TRUMP DAVID L & PAMELA L	10002-0001---000	\$12,658
DEVITA MICHELE & ANNA C	10004-0096---000	\$7,151
BURTON CHARLENE & TIMOTHY BOWERSOX	10004-0135---000	\$9,556
APIF PENNSYLVANIA LLC	10004-0153---000	\$11,194
GENTZLER HEATHER J	10004-0162---000	\$12,930
FAIRFIELD BOROUGH		
REAVES BRIAN P & SUSAN M SR	11005-0038---000	\$18,316
THAMARUS BRANDON P	11006-0100---09C	\$18,307
FRANKLIN TOWNSHIP		
RITTER LARRY R	12002-0087---000	\$1,386
HAMMOND EUGENE H & KELLY J & TRAVIS J	12A09-0045A---000	\$9,649
EVANS GARY	12B07-0001---070	\$4,197
STRASBAUGH JAMES D & DOROTHY A C/O DAZERA E M LANSDOWNE	12B08-0021---000	\$19,103
BADGER JULIA	12B09-0002A---000	\$14,052
SHULTZ JERRY E & VERONICA A	12B09-0149A---000	\$5,302

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
CLEVENGER BRYAN C & KIMBERLY A C/O DREW CLEVENGER	12B09-0190---000	\$5,873
PRITT EDDIE A & SHARON	12B10-0013BB-000	\$6,150
MEANS WILLIE C	12B11-0044---000	\$21,877
SOOKHOO HAILI R	12C10-0174---000	\$6,054
REISINGER DOUGLAS O	12D08-0014---000	\$40,932
MCDERMOTT MEREDITH E A	12D10-0015A--000	\$16,045
PATRICK ASHLEY	12D11-0114---000	\$10,412
KING ROBERT & MARNEL JR	12D12-0014A--000	\$4,703
FREEDOM TOWNSHIP		
THOMAS BRENDA K & DENNIS L ROHRBAUGH	13D17-0022---000	\$12,486
REXROTH BYRON K & ANDREA S	13E18-0024---000	\$17,959
DANNA JOSEPH & CATHERINE	13F18-0014---016	\$999
GERMANY TOWNSHIP		
CHILDS GEOFFREY A	15I16-0046---000	\$8,878
MACCALL DALE L	15I17-0249---000	\$6,390
HEININGER LISA Q	15I18-0010K--000	\$18,658
YOX FRANK J & SPRING HALEY	15I18-0027E--000	\$30,259
DELL CASEY W	15J17-0103---000	\$52,300
MYERS LARRY C	15J18-0081---000	\$16,456
GETTYSBURG BOROUGH		
HELD KARL E	16004-0069---000	\$55,464
HAWKINS CHRISTINA E	16004-0111---000	\$13,029
WELL ADJUSTED LLC C/O J THOMAS SOLIDAY	16007-0024---000	\$27,153
FAGERSTROM RANDALE E & STARR K	16007-0143---020	\$7,382
FRICTIONLESS REAL ESTATE LLC	16007-0207---000	\$110,202
MOSSER SUSAN	16008-0076---000	\$7,523
EDER JOHN D & DOROTHY A	16009-0112A--000	\$21,202
HAMILTON TOWNSHIP		
SHIRK CRAIG S	17001-0014---000	\$24,061
FISCHER F PATRICK & KIMBERLY A	17K08-0151---000	\$23,925
BAMBERGER NICOLE L	17L08-0076---000	\$8,370
PINE RUN INC	17L08-0089---001	\$6,330
CATALDI SANDRA A	17L08-0089---092	\$2,948
MYERS DAVID A	17L09-0008A--000	\$23,687
MYERS DAVID A	17L09-0008AA-000	\$7,013
MYERS DAVID A & ALESIA CREAGER	17L09-0008B--000	\$3,340
RUTH PRESTON & PRUDENCE D	17L09-0090---000	\$43,774
HAMILTONBAN TOWNSHIP		
KALATHAS NICK	18A16-0030A--000	\$4,980
HAINES BRIAN A & VIRGINIA A	18B14-0017---000	\$5,656
SHAFFER JAMES E & MELISSA K	18B14-0030A--000	\$10,796
DICK BRYON C/O JASON DICK	18B16-0095---000	\$14,197
SARAH E BEARD IRREVOCABLE SPECIAL NEEDS TRUST	18C14-0016---000	\$22,456
KUYKENDALL ARLENE PATRICIA	18C14-0021---000	\$4,874
HIGHLAND TOWNSHIP		
KNOXLYN RENTALS LLC	20D13-0017---000	\$31,708
GOODWILL JANICE L	20D14-0015---000	\$11,197
HUNTINGTON TOWNSHIP		
KNACKSTEDT DENNIS D & PATRICIA A	22G04-0089---000	\$27,915
KNACKSTEDT DENNIS D & PATRICIA A	22G04-0098---000	\$19,231
KUNKEL PATRICK W & TAMMY L	22H02-0025B--000	\$25,004
BAILOR DALE R	22H03-0025---000	\$20,102

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
MELTON ALICIA	22H04-0012---010	\$1,161
ESTATE OF MARK BRABAZON C/O CARL PURVENAS-SMITH	22H05-0014F--000	\$14,125
BARTH VIRGINIA M	22H06-0033A--000	\$11,294
YORK SPRINGS CROSSROADS C/O WAM ENTERPRISES	22I04-0082A--000	\$7,525
GAINES WILLIAM RAY	22I05-0011---000	\$11,984
FROCK BERNARD M JR	22I05-0032A--000	\$13,384
VAYLAY RAVEENDRANATH & KANTHYSREE	22I06-0024---000	\$22,399
LATIMORE TOWNSHIP		
WEISER TIMOTHY L & CAROL L	23I03-0039---000	\$12,588
WILSON DONALD V	23I04-0010B--000	\$23,003
BERGMANN CHRISTOPHER K	23I04-0062---000	\$10,407
CHRONISTER MICHAEL E & TRACY T	23J03-0028---000	\$15,552
EBERSOLE ELIZABETH E	23J05-0027---000	\$34,915
HAMBLIN KEELEY MEGHAN	23K03-0007---000	\$10,041
LIBERTY TOWNSHIP		
TRACEY JEAN L	25AA0-0009---000	\$3,318
RAMSBURG JOSHUA & LACY	25AA0-0104---000	\$3,156
TRACEY JEAN L	25AA0-0135---000	\$2,675
TRACEY JEAN L	25AA0-0136---000	\$2,916
TRACEY JEAN L	25AA0-0201---000	\$3,077
MCCLURE DANIEL C	25AA0-0210---000	\$3,940
BROOKS CHESTER L	25B18-0009---000	\$3,239
BROOKS CHESTER L	25B18-0010---000	\$4,849
NAWAKWA LLC C/O MT VALLEY FARM & LUMBER	25B18-0019---000	\$44,428
KEMPER CHARLES T & JUDY E	25C18-0027---000	\$65,455
VAN DUSEN MICAH E	25D18-0089---000	\$13,861
TRACEY JEAN L	25O00-0010---000	\$1,067
TRACEY JEAN L	25O00-0069---000	\$1,067
BRIGGS BONNYE C	25O00-0070---000	\$978
TRACEY JEAN L	25O00-0104---000	\$1,067
CHICK JAMES E	25O00-0107---000	\$972
LITTLESTOWN BOROUGH		
BULLERS BYRON K JR	27007-0051---000	\$19,861
MCGOWAN JAMES D & TERESA	27008-0161A--000	\$4,638
HOBSON LOUIS E & KAREN A	27008-0230---000	\$28,395
KOONTZ LINDA L	27008-0307---000	\$13,369
FEDORCHAK CYNTHIA M	27009-0049---000	\$25,603
MCSHERRYSTOWN BOROUGH		
COLEHOUSE SHAWNA	28005-0098A--000	\$11,782
MENALLEN TOWNSHIP		
FOSTER CLYDE J & LOIS A JR	29001-0042---000	\$10,473
MT VALLEY FARMS & LUMBER & PRODUCTS INC	29C06-0034---000	\$56,961
WYATT TRACY S	29D05-0019---000	\$15,159
HUGHES KEVIN JOHN & KAREN HUGHES WELLS	29E05-0036A--000	\$10,657
SMITH WILLIAM EDWARD ETAL & SRI V GOVINDAVANANANDA	29E05-0056D--000	\$8,758
TOPPER GREGORY E	29E05-0062---000	\$5,696
TALBERT DONNA L	29E05-0098A--000	\$13,065
MICKLEY JAMES E	29E06-0027A--000	\$23,562
ANGELES MARCELINO & MARIA A	29F05-0046---000	\$40,855
WIDMAYER BRIAN	29F05-0078---001	\$686
ANGEL NEVIN L & PENNY L	29F05-0086---000	\$19,542

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
SMITH MICHAEL W & CYNTHIA S	29F05-0096---000	\$25,982
SICA JOHN	29F05-0098---000	\$15,866
HUFF BRANDON R	29G05-0003B--000	\$13,868
MT. JOY TOWNSHIP		
SMITH FRANKLIN D JR & CYNTHIA WISOTZKEY	30I06-0022---000	\$25,891
THOMPSON CHRISTOPHER G & BRIANNA M	30I11-0027---000	\$25,534
DORSEY RICHARD L & EASTER S SR	30G15-0027B--000	\$18,359
WEAVER DALE N	30G15-0047---001	\$1,601
STAUFFER ESTHER	30H15-0037---000	\$11,350
STRAUSBAUGH JULIE A	30H15-0044---000	\$12,954
FOGLE EDWARD M	30H15-0046D--000	\$11,725
MUMMERT CALEB	30H16-0013---000	\$20,093
MT. PLEASANT TOWNSHIP		
DULL SHANE M & SHERRY L	32I05-0051---000	\$28,562
SARTORI ANTHONY J & JUDITH L	32I07-0054---000	\$14,492
GARCIA YOANA	32J11-0052---021	\$856
HERRMANN BRANDON & SAMANTHA HODGSON	32J11-0052---031	\$1,392
ALVAREZ-SALINAS LETICIA	32J11-0052---040	\$857
NEGRETE MICHELLE	32J11-0052---055	\$697
SANDOVAL MIGUEL	32J11-0052---081	\$767
SWOPE ROBERT JR	32J11-0052---095	\$1,119
OERMAN DARON & ELIZABETH F	32J11-0052---099	\$1,844
KILLEN JEREMY	32J12-0061---041	\$981
ORNDORFF BELINDA M	32J12-0061---107	\$1,441
NEW OXFORD BOROUGH		
HIGINBOTHAM JAMES & MARY JO	34004-0019---000	\$44,909
SENSENG'S REAL ESTATE LLC	34005-0205---000	\$10,059
LUA ANASTACIA M	34007-0030---000	\$9,102
BRANT BETTY M	34007-0049---000	\$22,679
OXFORD TOWNSHIP		
TRIMMER JAMES E	35J12-0155---000	\$19,073
GOURLEY FRANK F	35J13-0044---000	\$10,943
CARPENTER JAMES L	35K11-0026C--006	\$3,760
SMITH GREG & STEPHANIE	35K11-0026C--009	\$3,651
BLUME JORDAN	35K11-0026C--031	\$1,759
LIVELSBERGER BARBARA A	35K11-0062---000	\$12,019
WENTZ JAMES E	35K12-0002A--000	\$20,327
ALLEN ROBERT L & DORIS M	35K12-0127---000	\$30,656
CLEMENT LEONARD K & SHIRLEY L	35K13-0014B--000	\$25,636
READING TOWNSHIP		
KOCH RICHARD L & JEAN G & KATRINA J MCCLELLAN	36J08-0021A--000	\$33,550
MCCLELLAN KATRINA J & EDWARD J	36J08-0021B--000	\$10,674
HERNANDEZ ROGELIO & EMEDAR	36J08-0045---119	\$1,185
CRUZ JOSE & YESENIA	36J08-0045---135	\$729
FIGUEROA MARCOS PEREZ	36J08-0045---235	\$949
KESSELRING RONALD A	36J09-0005---000	\$16,796
WILDASIN MARK L JR	36K07-0006---000	\$9,978
MEYERS ARLYN & BRIDGET	36K08-0031---000	\$6,362
MEYERS ARLYN & BRIDGET	36K08-0031A--000	\$2,090
FRIEDLINE CURTIS E & SHERI A	36L06-0045---000	\$35,754
WALLEN LORI & TREVOR RECK	36L07-0005---002	\$316
BRENTZMAN BRENT & ERIN	36L07-0005---009	\$834
BRENDLE JENNIFER	36L07-0005---021	\$537

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
BIGELOW JAMES G & TERESA J JR	36L07-0005---023	\$166
ZUNIGA-HERNANDEZ GABRIEL	36L07-0005---025	\$382
GROFT MISSY	36L07-0005---028	\$797
PERKOSKI MICHAEL & BARBARA	36L07-0005---030	\$660
ALBRIGHT JAIME	36L07-0005---036	\$460
ZEPEDA-MENDOZA JAVIER	36L07-0005---037	\$616
WILLIAMS RONALD JR	36L07-0005---045	\$2,154
STRABAN TOWNSHIP		
HAWS GEORGE W & ANNIE E	38002-0102---000	\$10,876
BRANDT STEVEN C & TERESA L	38104-0018---000	\$4,983
BRANDT STEVEN C & TERESA L	38104-0020---000	\$17,078
JACOBY FELICIA	38G10-0016B--008	\$957
PEREZ JENNIFER & CESAR SANCHEZ	38G10-0016B--010	\$812
MEJIA TERESA	38G10-0016B--015	\$1,758
VAZQYEZ-GARCIA LUIS A	38G10-0016B--019	\$1,495
CARRILLO MARIOS L & LETICIA RICO	38G10-0016B--026	\$1,554
CASTNEDA KENIA MARTINEZ	38G10-0016B--029	\$1,318
FLICKINGER DENNIS J & PATRICIA A	38G11-0034A--000	\$17,244
WEAVER AMBER	38G12-0013---001	\$524
BLF HOSPITALITY INC C/O AMIT NAIK	38G12-0145---000	\$279,245
WEST DANA ERIC	38G13-0056---000	\$845
MCDANNELL LEROY J	38G13-0075A--000	\$2,766
PLANK MARCO E & LORRAINE M	38H09-0030---000	\$9,459
CORDERO MICHAEL A	38H10-0017---128	\$980
MENDOZA BRENDA & CHRISTIAN RODRIGUEZ	38H10-0017---144	\$959
SOSNOWSKI ADRIENNE M	38H10-0017---145	\$795
COHAN REBECCA	38H10-0017---171	\$1,383
AVILES MARTINEZ PAOLA	38H10-0017---183	\$3,334
FLICKINGER DENNIS J & PATRICIA A	38H11-0034---000	\$23,752
FALLING CREEK INVESTMENTS INC	38H12-0028---000	\$18,631
FALLING CREEK INVESTMENTS INC	38H12-0030---000	\$16,425
J&R PROPERTIES GROUP LLC	38I11-0017A--000	\$7,807
C/O ELEANOR & DONALD REAVER JR		
TYRONE TOWNSHIP		
GARDNER SUSAN E & MIKE SMITH	40001-0007---000	\$23,787
TIMBER TRACT INC C/O MUSSELMAN & CREAGER, LLP	40001-0020A--000	\$1,617
SHAFER ROBERT S & LOIS H	40F03-0010---000	\$27,662
OGBURN WAYNE B JR	40G04-0104F--000	\$7,835
MENTZER MATTHEW L & EMILY L BLACK	40G05-0025---000	\$22,670
GROUP DOUGLAS R	40H05-0015E--000	\$13,059
KALTREIDER KEVIN E & JACQUELINE S	40H05-0041F--000	\$22,041
WOODWARD JOHN D SR	40H06-0002B--000	\$25,340
KESSELRING RONALD A	40H06-0128---000	\$13,155
LUNTZ JULIE M	40H07-0075---005	\$689
CURRY RICHARD	40H07-0075---008	\$3,449
LUA GERARDO REYES	40H07-0075---018	\$2,535
LOPEZ JESUS M	40H07-0075---021	\$857
MALLETTE BRYAN C	40H07-0075---025	\$1,179
ANGELES MARCELINO	40H07-0075---079	\$3,987
DOBOS MARK D	40H07-0075---081	\$4,146
BRINKLEY SCOT & REBECCA	40H07-0075---113	\$2,284
BOOZE BARBARA D	40H07-0075---123	\$4,236
KLASEK JAMES & CARLA	40H07-0075---140	\$5,234
POWELL CHRISTINE	40H07-0075---163	\$2,724

OWNER OR REPUTED OWNER	PROPERTY DESCRIPTION	APPROXIMATE UPSET PRICE
JACOBS JOSEPH	40I07-0030C---001	\$463
KESSELRING RONALD A	40I07-0053---000	\$6,378
UNION TOWNSHIP		
DIFFENDAL-WELLIVER INC	41J16-0021---000	\$24,681
DIFFENDAL-WELLIVER INC C/O ROBERT FISCHER	41J16-0056---000	\$16,715
COMLY PETER V & AMY MAITLAND	41J17-0100---000	\$48,455
BOSLEY AMBER LYNN	41K16-0017---000	\$12,097
REICH MICHAEL K	41K17-0100---000	\$18,414
SHAMER JOHN R	41K17-0117---000	\$16,332
STEVENS MICHAEL A & KATHRYN L	41K18-0030R---000	\$26,923
CARROLL VALLEY BOROUGH		
BOLLINGER LORI J	43005-0067---000	\$27,607
AMOS HARRY O & MARGARET G	43012-0053---000	\$1,264
AMOS HARRY O & MARGARET G	43012-0054---000	\$1,264
TRACEY JEAN L	43013-0015---000	\$2,544
SPEICHER JR W GLENN ETAL	43013-0021---000	\$2,829
TLCO REALTY LLC	43017-0221---000	\$3,017
SPEICHER W GLENN & MARY E C/O W GLENN SPEICHER JR	43018-0038---000	\$377
BOWLES ALVIN H & SARAH P C/O JUDY & BOB STINCHCUM	43018-0056---000	\$930
KRENSKY STEVEN	43018-0061---000	\$3,020
TRACEY JEAN L	43019-0015---000	\$2,467
ST DENIS ANN C/O MARTIN ST DENIS	43019-0034---000	\$2,743
TRACEY JEAN L	43019-0053---000	\$2,467
TRACEY JEAN L	43019-0057---000	\$2,621
TRACEY JEAN L	43019-0064---000	\$2,467
TRACEY JEAN L	43022-0075---000	\$2,967
TRACEY JEAN L	43022-0124---000	\$3,082
TRACEY JEAN L	43022-0138---000	\$3,082
FERNANDEZ OSCAR V & CONCEPCION G	43022-0201---000	\$3,081
FERNANDEZ OSCAR V & CONCEPCION G	43022-0202---000	\$1,315
TRACEY JEAN L	43023-0137---000	\$3,236
TRACEY JEAN L	43025-0099---000	\$896
TRACEY JEAN L	43025-0118---000	\$2,467
TAYLOR WILLIAM E & MARIE N C/O MARIE MASON	43027-0134---000	\$3,036
TRACEY JEAN L	43028-0054---000	\$5,200
ORNDORFF DWAYNE F	43029-0046---000	\$2,487
HONEYCUTT SAMUEL J & SUZETTE R	43029-0120---000	\$3,044
CHRISTIE TIMOTHY	43030-0018---000	\$3,072
TRACEY JEAN L	43030-0092---000	\$2,751
TRACEY JEAN L	43033-0001---000	\$3,159
KRAUSE ROBERT W & JEAN A C/O ROBERT KRAUSE	43034-0098---000	\$1,948
SMITH CHERYL L	43034-0158---000	\$1,716
SMITH DAVID J	43034-0165---000	\$3,940
TRACEY JEAN L	43034-0189---000	\$796
TRACEY JEAN L	43035-0138---000	\$958
TRACEY JEAN L	43035-0139---000	\$1,073
TRACEY JEAN L	43035-0164---000	\$3,044
HAHN JUSTIN MATTHEW & CASSIE ANNE	43041-0039---000	\$452

JUDICIAL TAX SALE

PURSUANT TO COURT ORDERS, THE FOLLOWING REAL PROPERTY WILL BE OFFERED FOR SALE FRIDAY SEPTEMBER 30, 2022 AT 1:00 P.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 (1.14 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 30, 2021.

COURT ORDER NO.	TOWNSHIP/BOROUGH	PARCEL NUMBER	OWNER/REPUTED OWNER
2022-SU-451	HAMILTON	17L08-0089---055	PINE RUN INC
2022-SU-450	HAMILTONBAN	18BB0-0001A---000	STUART B PUGH
2022-SU-449	MT. PLEASANT	32J12-0061---127	JUAN ILDEFONSO
2022-SU-448	TYRONE	40F03-0010---001	VERNA P HOWE
2022-SU-447	CARROLL VALLEY	43019-0021---000	OFFENBACHER AQUATICS C/O KARL OFFENBACHER
2022-SU-446	CARROLL VALLEY	43027-0026---000	ALBERT L TORREELE MEGAN E TORREELE
2022-SU-445	CARROLL VALLEY	43035-0013---000	KEITH GEORGE MICHELLE AGAPAKIS
2022-SU-444	CARROLL VALLEY	43036-0001---000	JONATHAN BEHNKE
2022-SU-443	CARROLL VALLEY	43036-0002---000	JONATHAN BEHNKE
2022-SU-442	CARROLL VALLEY	43037-0003---000	NICOLE MARIE STAUB MYERS AKA NICOLE RINEHART
2022-SU-441	CARROLL VALLEY	43043-0033---000	ROBERT MICHAEL MILLER TRUST

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 20, 2022 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 AUTHORIZED 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 BEGINNING AUGUST 1, 2022 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.adamscounty.us. 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 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 WILLIAM A. COCHRANE, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Donna Lynne Giarth, 110 Ironmaster Drive, Thurmont, MD 21788

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

ESTATE OF PHILIP LEE GIGOUS a/k/a PHILIP L. GIGOUS, DEC'D

Late of the Borough of York Springs, Adams County, Pennsylvania

Administratrix: Stephanie L. Gigous, 316R Main Street, York Springs, PA 17372

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

ESTATE OF DALE C. HOUSER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Jennifer S. Hill, c/o Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

ESTATE OF JOSEPH R. HYDOCK, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Jeffery A. Hydock, 227 Ewell Avenue, Gettysburg, PA 17325

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

ESTATE OF FRANCES H. PLAYFOOT, SR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Frances Bitter, 124 Cross Creek Drive, Pooler, GA 31322-9310

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

ESTATE OF GLENN R. WOODWARD, SR., a/k/a GLENN ROBERT WOODWARD, SR., DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Glenda Miller, 33 4th Street, Biglerville, PA 17307

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

SECOND PUBLICATION**ESTATE OF MARGUERITE L. BUCHER a/k/a MARGUERITE LONG BUCHER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: John Lee P. Holmes, 40 Longview Drive, Gettysburg, PA 17325

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

ESTATE OF MILDRED E. CHISHOLM a/k/a M. ELAINE CHISHOLM, DEC'D

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

Co-Administrator: Dawn Chisholm, 58 Eagle Trail, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF MELVA A. COCKLE, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Lynda D. Cockle, 974 Fairview Avenue, Gettysburg, PA 17325

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

ESTATE OF GARY C. DAUM a/k/a GARY CLEMENS DAUM, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Gary E. Daum, 234 Overlook Terrace, Orwigsburg, PA 17961

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

ESTATE OF JOANN E. DeGROFT, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Michael DeGroot 39 Sandy Court, Hanover, PA 17331

Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

ESTATE OF MICHAEL SCOTT DERRICKSON a/k/a MICHAEL S. DERRICKSON, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Personal Representative: India Paschall Derrickson, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

Attorney: Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331

ESTATE OF ROBERT D. ICKES, SR. a/k/a ROBERT D. ICKES, DEC'D

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

Executrix: Cheryl Anne Hahn, 75 Fresh Meadow Drive, Lehighton, PA 18235

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF BARBARA JANE LAUGHMAN, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Robert E. Laughman, c/o Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

Attorney: Scott J. Strausbaugh, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

ESTATE OF ROGER WILLIAM PARR, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Brandon W. Parr, 1210 Green Ridge Road, Ortanna, PA 17353

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

ESTATE OF LEON J. SMITH a/k/a LEON JOSEPH SMITH, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executor: Eric J. Burrier, 1094 Pinetown Road, Lewisberry, PA 17339

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

SECOND PUBLICATION CONTINUED**ESTATE OF DARIA ANN VIER, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executor: Deborah M. Kunetz, c/o Daniel D. Hill, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Daniel D. Hill, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

THIRD PUBLICATION**ESTATE OF ALAN MORRIS CHRISTIANSON, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Claytin Christianson, 1045 Old Harrisburg Road, Gettysburg, PA 17325

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

ESTATE OF LAURA LEE FERRARA a/k/a LAURA L. FLICK, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executrix: Heather Y. Flick, c/o Robert G. Frey, Esq., Frey and Tiley, 5 South Hanover Street, Carlisle, PA 17013

Attorney: Robert G. Frey, Esq., Frey and Tiley, 5 South Hanover Street, Carlisle, PA 17013

ESTATE OF RAULAND E. HANCOCK a/k/a ROLAND E. HANCOCK, DEC'D

Late of Union Township, Adams County, Pennsylvania

Co-Executors: Richard A. Hancock and Harold E. Hancock, c/o Jennifer M. Stetler, Esq., Barley Snyder LLP, 14 Center Square Hanover, PA 17331

Attorney: Jennifer M. Stetler, Esq., Barley Snyder LLP, 14 Center Square Hanover, PA 17331

ESTATE OF MICHELLE C. INLOW, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Executor: Mark A. Inlow, c/o Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

Attorney: Miranda L. Blazek, Esq., Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

ESTATE OF MARIA POULSON, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: Viola H. Hull, 16 Beechwood Trail, Fairfield, PA 17320; Charles E. Poulson, 9 Field Trail, Fairfield, PA 17320

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

ESTATE OF SUSANNE L. SHEELY, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Ellen M. Smith, c/o Rachel L. Gates, Esq., 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 CLAIR F. TROSTLE, DEC'D

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executor: Brian Trostle, 216 Lindy Avenue, York Springs, PA 17372

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

ESTATE OF JAMES P. WILT, SR., DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Jody M. Wilt Shealer, 39 Herrs Ridge Road, Gettysburg, PA 17325; James P. Wilt, Jr., 6 Edward Court, Orrtanna, PA 17353

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