

Adams County Legal Journal

Vol. 65

July 28, 2023

No. 13

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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

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COURT OF COMMON PLEAS
CIVIL DIVISION
ALLEGHENY COUNTY
NO: MG-19-001257

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

CHANGE OF NAME NOTICE

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association
PLAINTIFF
vs.

Sherry Leaf-Wittkopp, Known Heir of Merna Wittkopp, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Merna Wittkopp, Deceased
DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
TO:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Merna Wittkopp, Deceased
158 Bridge Street
Verona, PA 15147
Your house (real estate) at:
158 Bridge Street,
Verona, PA 15147
Parcel ID: 0631-B-00049-0000-00

is scheduled to be sold at Sheriff's Sale at Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA on September 5, 2023 at 9:00AM to enforce the court judgment of \$76,641.06 obtained by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association against you.

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP, (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

07/28

NOTICE IS HEREBY GIVEN that on July 3, 2023, a petition for name change was filed in the Court of Common Pleas of Adams County, Pennsylvania, requesting a decree to change the name of Petitioner James Theodore Mac Arthur Dreher Wenzel to James Theodore Dreher.

The Court has affixed October 20th, 2023 at 10 a.m. in courtroom #4, third floor of the Adams County Courthouse as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause, if they have, why the petition should not be granted.

07/28

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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 22, 2023** or any date to which the sale may be adjourned, re-adjourned or continued, for the purpose of collecting unpaid 2021 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 22, 2023**.

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 (**1.19 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		
MOUL DAVID	01002-0006B--000	\$8,234
CLINGAN LEESTHA	01L10-0040---112	\$2,413
FULLER CRISSIE	01L10-0040---117	\$961
LITTLE DONNA INEZ	01L10-0040---134	\$2,880
WERNER TIMOTHY KEVIN C/O JESSICA LYNN JOHNSON	01L10-0040---138	\$2,623
BERWICK TOWNSHIP		
STERNER MARK A	04K11-0211---000	\$9,547
WOLF DARRELL P	04K11-0235---000	\$11,859
JENKINS CARL C/O THOMAS E PAUL	04L10-0040---104	\$801
DINTERMAN WILLIAM	04L10-0040---207	\$2,679
BURROWS LISA	04L10-0040---219	\$1,334
LEIPOLD JEROME C/O WALTER LEIPOLD	04L10-0040---229	\$2,038
HARRIS JONATHON	04L10-0040---271	\$1,548
BRAGG DIANA	04L10-0040---285	\$648
MAYHUGH JOSHUA M & DOROTHY A	04L10-0040---305	\$510

KNIGHT AMY E	04L10-0040---417	\$664
JARMOLOWICZ JOSEPH & STEPHANIE	04L10-0040---421	\$765
MOSER KEVIN & COURTNEY BLANTON	04L10-0040---505	\$1,533
GRAY MICHAEL W & LISANNE T	04L11-0119---000	\$18,669
DIEHL GWEN	04L11-0142---001	\$320
AYERS HELEN A C/O BOB AYERS	04L12-0013A--187	\$5,150
SULLIVAN RANDALL K	04L12-0013A--188	\$1,594
LAUGHMAN RUTHETTA O ATTN: DENNIS KUHN	04L12-0047---000	\$17,782
SENSENG REAL ESTATE LLC	04L12-0064---000	\$10,103

BIGLERVILLE BOROUGH

SPERTZEL JAMES D	05003-0063---000	\$16,238
HAND SAMUEL A	05004-0005---000	\$7,677
ALVAREZ-PONCE J RIGOBERTO	05004-0081---000	\$5,519

BONNEAUVILLE BOROUGH

YOUNG HARRY J & SANDRA J III	06004-0003---000	\$85,024
HAINES BRUCE E & CAROLYN A SR	06004-0012---000	\$9,324
THOMAS MATTHEW W	06008-0076---000	\$15,399

BUTLER TOWNSHIP

SCOTT SAMUEL L	07F07-0047---000	\$8,550
A B A REALTY HOLDINGS LLC	07F10-0062---000	\$11,677
TORRES DAVID D	07G06-0044---000	\$15,940
LEINAWEAVER JOHN R	07G07-0019---000	\$14,580

CONEWAGO TOWNSHIP

MUDGETT WILLIAM	08008-0059---000	\$6,977
MESSINGER CHARLES L III & ZACKERY CHARLES JOHN	08012-0118---000	\$5,999
WINDSOR CORY M	08021-0176---000	\$7,761
PRINCE BRIAN P	08023-0074A---000	\$1,662
SMITH ANDREW M & KIMBERLY K JR	08033-0002---000	\$38,063
KACHELE WALTER J & ESTELLA TRUST	08J15-0011A---000	\$17,945
MICKLEY LARRY J & JUDY L	08K13-0042---001	\$171
GREEN CANDY L	08K13-0042---002	\$382
RINEMAN WILLIAM J & MARIE E JR	08K14-0101---000	\$11,897
WILDASIN LEE A & MARGARET A	08L14-0009---000	\$41,963
WILDASIN LEE A & MARGARET A	08L14-0010---000	\$21,643

CUMBERLAND TOWNSHIP

YODER BRENT & ERIN BRETZMAN	09E12-0082---009	\$1,224
SHEPPARD WARREN H	09E12-0082---087	\$1,315
SHEPPARD WARREN H	09E13-0080---000	\$13,237
ANDERSON AMIE L	09E16-0077---010	\$4,240
REED WALTER A JR & MARY H LANHAM	09F10-0106---000	\$36,447
SEMINARY RIDGE SHADOW LLC C/O GETTYSBURG CONSTRUCTION CO	09F12-0116---000	\$32,266

GROSS DALE JR	09F15-0065---003	\$1,227
PURDUM MICHAEL E & CHRISTY	09F15-0065---008	\$2,105
DERWART MICHAEL CHARLES JR	09F15-0065---014	\$882
FARROW KATJA & JERRY J	09F15-0065---024	\$517
SPADOLINI JOSEPH J	09W03-0040---000	\$7,817

EAST BERLIN BOROUGH

BURTON CHARLENE & TIMOTHY BOWERSOX	10004-0135---000	\$10,490
BROWN EARL W II	10004-0175---000	\$23,481

FAIRFIELD BOROUGH

REAVER BRIAN P & SUSAN M SR	11005-0038---000	\$13,973
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FRANKLIN TOWNSHIP

TRUMPOWER STEVEN V	12B07-0001---052	\$2,607
LOST BUCK CAMP C/O RANDY SHRADER	12B07-0001---057	\$1,349
RITTER CRYSTAL & SHANNON	12B08-0013---050	\$300
SCHULER CRYSTAL & DAVID HANSFORD	12B08-0013---059	\$295
BROWN SAMUEL J	12B08-0013---063	\$277
STRASBAUGH JAMES D & DOROTHY A C/O DAZERAE M LANSDOWNE	12B08-0021---000	\$20,444
SPRENKLE ROBERT G & PAMELA M	12B09-0038M---000	\$23,417
FLESHMAN HOWARD R & JENNIFER L	12B09-0123C---000	\$11,620
MORRIS RYAN J	12B09-0143---000	\$4,384
CLEVINGER BRYAN C & KIMBERLY A C/O DREW CLEVINGER	12B09-0190---000	\$5,242
LESTER ONA MAE	12B10-0044---000	\$4,330
FALK FREDERICK C	12C10-0087---000	\$19,153
MCDERMOTT MEREDITHE A	12D10-0015A---000	\$17,227
MORIN BRIGITTE A	12E11-0062---000	\$9,592

FREEDOM TOWNSHIP

OLSWFSKI MICHAEL A	13D15-0025---000	\$12,175
MILLER GERALD S	13D18-0054---000	\$16,722
BOWLING MABEL MARR	13E17-0072---000	\$10,345
MILLER GERALD S & CATHERINE E	13E18-0032---000	\$20,796

GERMANY TOWNSHIP

CHILDS GEOFFREY A	15I16-0046---000	\$8,328
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GETTYSBURG BOROUGH

HAWKINS CHRISTINA E	16004-0111---000	\$11,031
WELL ADJUSTED LLC C/O J THOMAS SOLIDAY	16007-0024---000	\$24,104
HASSON JOAN	16013-0100---000	\$11,873
SWEESY GREGORY A & DONNA R	16015-0009A---000	\$33,818

HAMILTON TOWNSHIP

SHIRK CRAIG S	17001-0014---000	\$20,448
BAKER VANESSA & RANDY	17J09-0118---000	\$16,907

FISCHER F PATRICK & KIMBERLY A	17K08-0151---000	\$21,366
REINHART PAUL R	17K10-0015A--000	\$6,164

HAMILTONBAN TOWNSHIP

SWISHER BRANDON	18A17-0073---000	\$1,921
FAZZOLARI GIOCONDA & CRISTINA	18B13-0007A--000	\$15,554
SHAFFER JAMES E & MELISSA K	18B14-0030A--000	\$11,568
WANTZ THOMAS L & KELLY J	18B17-0022---000	\$6,689
KERNS DONNA R	18C12-0043---000	\$5,686
WARNER DIANE	18C12-0102---000	\$13,589
LEFEVER ROBERT S II	18C13-0008---000	\$35,096

HIGHLAND TOWNSHIP

HUFF SHANNON J	20C12-0050---000	\$1,369
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HUNTINGTON TOWNSHIP

FRIDENVALDS GUSTAV V & GAIL A	22H02-0033---000	\$12,438
NETH WANDA	22H04-0012---011	\$1,083
KLINEDINST CHAD E & AMBER M	22H05-0006---000	\$5,628
YORK SPRINGS CROSSROADS C/O WAM ENTERPRISES	22I04-0082A--000	\$6,765
TAUGHINBAUGH TODD N	22I05-0017A--000	\$4,005
SIBOUNHEUANG ROY & KHANH	22I05-0018D--000	\$12,401
STEPHENS ROBERT S	22I06-0007---000	\$3,219

LATIMORE TOWNSHIP

HEYSER MARGUERITE	23I03-0011---000	\$12,077
BIEVENOUR DIRK	23I04-0003---000	\$4,100
KROUSE RICHARD W JR	23I01-0006---000	\$11,572
MYFORD RICHARD & DANA	23J03-0015A--000	\$6,711
MYFORD RICHARD B	23J03-0015AA-000	\$7,986
MELHORN MATTHEW T ET AL	23J03-0020---000	\$22,179
LAUGHMAN ERIC J & KATRINA L	23J04-0032D--000	\$11,276
WHEELER WILLIAM J & SHERRI D II	23J04-0040---000	\$12,934

LIBERTY TOWNSHIP

TAHEDL WALTER ET AL	25AA0-0133---000	\$2,667
WOLF JOHN J & BONNIE A JR	25AE0-0102---000	\$840
NEES STEPHEN K & GRETCHEN L	25C18-0058---000	\$28,944
JUSTICE JEFFREY JAY	25D16-0014B--000	\$7,550
BRIGGS, ESTATE BONNYE C C/O JASON BRIGGS	25O00-0070---000	\$1,005

LITTLESTOWN BOROUGH

SPENCE WENDE L	27004-0061---000	\$9,872
BULLERS BYRON K JR	27007-0051---000	\$18,209
HOBSON LOUIS E & KAREN A	27008-0230---000	\$26,429
SENSENG REAL ESTATE LLC	27008-0260A--000	\$8,588
SENSENG REAL ESTATE LLC	27008-0261---000	\$13,745

FOLTZ RICHARD L & APRIL D	27008-0328---000	\$9,530
SENSENG REAL ESTATE LLC	27011-0070---000	\$8,377
THOMAS ROBERT G C/O ALLEN H THOMAS	27011-0099---000	\$7,682
UDY HOLLY M	27012-0060---000	\$13,279
HAWK RANDY L & MARGARET R	27013-0053---000	\$16,146

MCSHERRYSTOWN BOROUGH

SENSENG REAL ESTATE LLC	28002-0071---000	\$10,858
SENSENG REAL ESTATE LLC	28002-0130---000	\$16,938
ELLIS WILLIE ED & PEGGY L JR	28002-0148---000	\$5,476
COLEHOUSE SHAWNA	28005-0098A--000	\$12,981
MILLER SHARON C ETAL	28005-0103---000	\$7,549

MENALLEN TOWNSHIP

MUSGRAVE ROBERT S & SUSAN G	29B05-0003---000	\$6,209
SEMPLE RANDALL E & PATRICIA J	29B05-0043---000	\$5,927
WYATT TRACY S	29D05-0019---000	\$11,781
MCCAUSLIN MARLIN K	29D05-0045---000	\$8,066
LANGAN LUCILLE C/O SHAYLIN LANGAN	29D05-0072---001	\$3,502
NAWAKWA LLC	29D06-0013---000	\$31,444
KOONS MARVIN E & JENNIFER L JR	29E05-0032D--000	\$8,892
HUGHES KEVIN JOHN & KAREN HUGHES WELLS	29E05-0036A--000	\$10,852
HUFF BRANDON R	29G05-0003B--000	\$11,343

MT. JOY TOWNSHIP

MORRIS RYAN J	30G14-0017J--000	\$32,704
MORRIS RYAN J	30G14-0063---000	\$49,485
MORRIS RYAN J	30G14-0063A--000	\$4,580
WESTHAFFER BONITA C	30G15-0058---000	\$13,328
STRAUSBAUGH MARY L	30G17-0038---000	\$4,625
MURPHY JASON	30G17-0043---000	\$13,995
EADER GARY R & MARCEIA E G	30G18-0029A--000	\$14,402
FALCO HOLLY MARIE	30G18-0035---000	\$25,896
WILES DUSTIN A & CHRISTINA M	30G18-0046---000	\$5,245
SHELLY GALEN S	30H17-0006---000	\$39,189
REAVES THOMAS H	30H17-0025---000	\$17,117

MT. PLEASANT TOWNSHIP

GUMM KENNETH W & MELISSA S JR	32H13-0031A--000	\$30,496
TAUGHINBAUGH TODD N	32I11-0025---000	\$4,090
COOL DARRELL J	32I14-0024---000	\$942
TOOMEY BARBARA L	32I14-0026---000	\$17,532
GARCIA YOANA	32J11-0052---021	\$911
VASQUEZ MIGUEL M & BEATRIZ G	32J11-0052---030	\$1,329
HERRMANN BRANDON & SAMANTHA HODGSON	32J11-0052---031	\$1,836
RIVERA HUGO & MIRANDA	32J11-0052---044	\$1,794
HAUF BRITTNEY	32J11-0052---052	\$774

ZINN JAMES & MARY C/O NEW OXFORD MHP	32J11-0052---066	\$357
FLANAGAN KATHLEEN M	32J11-0052---068	\$4,269
GARCIA FLOR & JULIO SANTIAGO	32J11-0052---078	\$1,023
BROWN TAMMY	32J11-0052---080	\$726
SWOPE ROBERT JR	32J11-0052---095	\$1,359
OERMAN DARON & ELIZABETH F	32J11-0052---099	\$2,032
KLUNK MICHAEL A & BETH A	32J11-0058B--000	\$11,079
JOHNSON ROBERT WILLIAM & AMY LYNN JR	32J11-0071---000	\$20,530
LUA ANA L	32J12-0061---017	\$1,317
WAGAMAN JEFFREY	32J12-0061---066	\$990
ORNDORFF BELINDA M	32J12-0061---107	\$1,193
KING LYNNE	32J12-0061---133	\$7,910
COLEMAN JOSHUA & TARA SHAFFER	32J12-0061---160	\$2,339
RITNER ELIZABETH	32J12-0061---165	\$959
MYERS ROBERT HAROLD	32J12-0061---67A	\$827

NEW OXFORD BOROUGH

LEISTER MICHAEL D	34004-0075---000	\$11,351
SENSENG'S REAL ESTATE LLC	34005-0205---000	\$8,324
SENSENG REAL ESTATE LLC	34007-0032---000	\$12,176

OXFORD TOWNSHIP

COCKEY JAMES E & REGINA L MURPHY	35J10-0056---000	\$5,695
DRAMKA INC	35J12-0016A--000	\$1,363
WHITEFORD WILLIAM S & JONI L	35J13-0013A--000	\$6,131
HOUCK JAMES	35K11-0026C--002	\$2,890
SMITH GREG & STEPHANIE	35K11-0026C--009	\$4,148
BLUME JORDAN	35K11-0026C--031	\$1,457
FRIEDLINE DEBORAH A	35K12-0109C--000	\$7,751
SENSENG REAL ESTATE LLC	35K12-0119---000	\$10,624

READING TOWNSHIP

MASSER MICHAEL J & MICHELLE L	36002-0026---000	\$9,726
ANDERSON ROBERTA L	36109-0142---000	\$13,675
JEN JENS 6726 ENTERPRISES LLC	36J06-0029A--000	\$4,050
FLORES JOSE & JUANA FLORES RIVERA	36J07-0062---000	\$12,077
HOLYFIELD DAVID R & WILDA E	36J08-0045---010	\$2,035
FLEMING VIRGINIA AKA VIRGINIA RILEY	36J08-0045---127	\$307
MARTINEZ JUAN ROSSI & MARCEL REYES NUNEZ	36J08-0045---135	\$948
COX DAWN	36J08-0096---000	\$9,941
SMITH BRANDI	36K08-0085A--000	\$2,759
FRIEDLINE CURTIS E & SHERI A	36L06-0045---000	\$32,696
KLINE JOSHUA & JORDYNEA HILL JR	36L07-0005---005	\$1,022
ALVAREZ ESTEFANY MORALES	36L07-0005---009	\$1,087
MARTINEZ ANASTACIO	36L07-0005---032	\$569
WILLIAMS RONALD JR	36L07-0005---045	\$1,766
WEIMER BEN VAN SR	36L08-0004---000	\$7,707

PAVIGLIANITI ANTHONY & RACHEL	36L08-0005---000	\$13,157
STRABAN TOWNSHIP		
PEREZ JENNIFER & CESAR SANCHEZ	38G10-0016B--010	\$1,045
MEJIA TERESA	38G10-0016B--015	\$1,637
SANDERS CORY J	38G10-0016B--023	\$1,948
US HOME CORPORATION DBA LENNAR	38G10-0200A--000	\$766
SIMMONS LAWRENCE M & LUCY E	38G11-0034---000	\$16,880
WEAVER AMBER	38G12-0013---001	\$552
MCDANNELL LEROY J	38G13-0075---000	\$7,631
MCDANNELL LEROY J	38G13-0075A--000	\$3,048
HERNANDEZ-MENDOZA FERNANDO & LETICIA MARTINEZ-GUERRERO	38H10-0017---113	\$1,027
GROUP NANCY M	38H10-0017---130	\$976
MENDOZA BRENDA & CHRISTIAN RODRIGUEZ	38H10-0017---144	\$1,014
WOOD MARY J	38H10-0017---153	\$2,654
MACAZAR GRACIELA LINARES	38H10-0017---177	\$1,005
REYES TANIA P	38H11-0012---000	\$5,451
WAGAMAN RITA M C/O HOLLY L WAGAMAN	38H12-0035---000	\$4,949
J&R PROPERTIES GROUP LLC C/O ELEANOR & DONALD REAVER JR	38I11-0017A--000	\$7,281
TYRONE TOWNSHIP		
SHAFER ROBERT S & LOIS H	40F03-0010---000	\$19,283
MENTZER MATTHEW L & EMILY L BLACK	40G05-0025---000	\$18,658
CLAAR SINDY M	40G05-0044B--000	\$9,539
KALTREIDER KEVIN E & JACQUELINE S	40H05-0041F--000	\$23,033
MALLETTE BRYAN C	40H07-0075---025	\$921
POTTS AMANDA J	40H07-0075---075	\$3,984
DOBOS MARK D	40H07-0075---081	\$3,227
LIGHT DANIEL	40H07-0075---102	\$1,416
MEDINA JORGE	40H07-0075---104	\$1,368
KLASEK JAMES & CARLA	40H07-0075---140	\$4,672
EBAUGH FRANKLIN	40H07-0075---146	\$1,894
MILLARD SANDRA	40I08-0024A--001	\$258
UNION TOWNSHIP		
REICH MICHAEL K	41K17-0100---000	\$15,807
STEVENS MICHAEL A & KATHRYN L	41K18-0030R--000	\$28,387
BACHER AUDREY JO	41K18-0077---000	\$7,370
CARROLL VALLEY BOROUGH		
PRICHARD TODD D	43011-0007---000	\$2,887
SHEPHERDSON GRACE LLC	43019-0037---000	\$2,384
BRENT NANCY C C/O DAVID JAMES	43019-0052---000	\$2,620
MENCHEY JAMES L & PHYLLIS L	43025-0085---000	\$827
FRECH GUSTAVO	43025-0094---000	\$553
BOYKIN CHAPPEL & LILLIE M C/O MICHAEL H BOYKIN	43028-0016---000	\$3,514

SMITH MICHAEL W	43028-0036---000	\$1,495
HONEYCUTT DOUGLAS L & TAMMY L SR	43029-0062---000	\$639
HONEYCUTT DOUGLAS L SR	43029-0064---000	\$1,151
CAPITAL STREET INVESTMENTS LLP	43029-0085---000	\$2,422
SMITH CHERYL L	43034-0158---000	\$1,512
SMITH DAVID J	43034-0165---000	\$4,382
MASON DIXON PARTNERS LLC	43034-0173---000	\$3,029
MASON DIXON PARTNERS LLC	43034-0174---000	\$843
HILLSBORO INLET LLC	43035-0012---000	\$457
REESE DAVID G & LYDIA C	43035-0116---000	\$1,638
SCOTT DAMION	43038-0028---000	\$356
KEENEY KEVIN W II	43038-0063---000	\$1,390
SCOTT DAMION	43039-0012---000	\$383
WAGERMAN LAMAR R II	43040-0088---000	\$13,868
WANTZ HOLLY R	43041-0105---000	\$6,727
DILLIAN JAMES A	43041-0183---000	\$4,596
BRENT NANCY C C/O DAVID JAMES	43041-0196---000	\$5,232
DEHOFF ALICIA E ET AL	43043-0014---000	\$851
DEHOFF ALICIA E ET AL	43043-0016---000	\$502
STEINER PATRICK S JR	43043-0041---000	\$989
DEHOFF ALICIA E ET AL	43043-0109---000	\$502

JUDICIAL TAX SALE

PURSUANT TO COURT ORDERS, THE FOLLOWING REAL PROPERTY WILL BE OFFERED FOR SALE FRIDAY SEPTEMBER 22, 2023 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 (1.19 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 29, 2022.

COURT ORDER NO.	TOWNSHIP/BOROUGH	PARCEL NUMBER	OWNER/REPUTED OWNER
2023-SU-0479	LIBERTY	25AA0-0210--000	MCCLURE DANIEL C
2023-SU-0477	MENALLEN	29F05-0078--001	WIDMAYER BRIAN
2023-SU-0480	CARROLL VALLEY	43018-0061--000	KRENSKY STEVEN

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 12, 2023 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, 2023 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 NORMA K. JEANNE CHIPLEY a/k/a NORMA JEANNE CHIPLEY, DEC'D

Late of Bonneauville Borough, Adams County, Pennsylvania
 Administrator: Gregory Chipley, 11701 Woodsboro Pike, Keymar, MD 21757
 Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF ROBERT BERNARD FLICKINGER a/k/a ROBERT B. FLICKINGER, DEC'D

Late of Berwick Township, Adams County, Pennsylvania
 Executrix: Lisa A. Gearhart, c/o Wolf, Baldwin, and Associates, P.C., P.O. Box 444, Pottstown, PA 19464
 Attorney: Carolyn M. Marchesani, Esq., Wolf, Baldwin, and Associates, P.C., P.O. Box 444, Pottstown, PA 19464

ESTATE of SHIRLEY MAE HAMMOND a/k/a SHIRLEY M. HAMMOND, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania
 Executor: David M. Morgan, 36 Cannon Lane, Gettysburg, PA 17325
 Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF JONATHAN STUART HEINRICH, I a/k/a JONATHAN S. HEINRICH, DEC'D

Late of Conewago Township, Adams County, Pennsylvania
 Administrator: Darrell F. Crabbs, Jr., c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Jennifer M. Stetter, Esq., Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF AMY SUE REASNER a/k/a AMY REASNER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
 Executor: Richard R. Reasner, Jr., 790 Mount Cydonia Road, Fayetteville, PA 17222
 Attorney: Tracy J. Ross, Esq., Family First Estate Services, 1110 Kennebec Drive, Chambersburg, PA 17201

ESTATE OF TREVA ROHRBAUGH a/k/a TREVA P. ROHRBAUGH, DEC'D

Late of Straban Township, Adams County, Pennsylvania
 Personal Representative: Rick E. Rohrbaugh, 150 Valley View Drive, Littlestown, PA 17340
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

SECOND PUBLICATION

ESTATE OF MELVIN D. CROUSE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
 Executrix: Victoria L. Crouse, c/o Whitney P. O'Reilly, Esq., 1600 Market Street, Fl. 32, Philadelphia, PA 19103
 Attorney: Whitney P. O'Reilly, Esq., 1600 Market Street, Fl. 32, Philadelphia, PA 19103

ESTATE OF DEBORAH KAYE DULL a/k/a DEBORAH K. DULL, DEC'D

Late of Reading Township, Adams County, Pennsylvania
 Co-Executors: Ryan Bradley Dull and Justin Aaron Dull, 9 Burnside Drive, East Berlin, PA 17316
 Attorney: Arthur J. Becker, Jr., Esq., Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

ESTATE OF DORIS JEAN GUISE, DEC'D

Late of Butler Township, Adams County, Pennsylvania
 Personal Representative: Kathy Ann Aiello, 134 Gun Club Road, York Springs, PA 17372
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF ARLENE E. NEIDERER a/k/a ARLENE ELIZABETH NEIDERER, DEC'D

Late of Conewago Township, Adams County, Pennsylvania
 Co-Executors: Michael L. Neiderer and Judy A. Roche, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401-1132
 Attorney: Margaret W. Driscoll, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401-1132

ESTATE OF SYLVIA J. WEAVER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
 Personal Representative: David S. Weaver, 631 S. Washington St., Gettysburg, PA 17325
 Attorney: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325

THIRD PUBLICATION

ESTATE OF WALTER KENNETH JOHNSON, JR., DEC'D

Late of Carroll Valley Borough, Adams County, Pennsylvania
 Executrix: Stephani Mauzy, 798 Country Club Trail, Fairfield, PA 17320
 Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF JEANNE MOROZOWICH WORKMAN KENNEDY a/k/a JEANNE M. KENNEDY, DEC'D

Late of Biglerville Borough, Adams County, Pennsylvania
 Executor: Clayton A. Lingg, Esq., 230 York Street, Hanover, PA 17331
 Attorney: Clayton A. Lingg, Esq., Mooney Law, 230 York Street, Hanover, PA 17331

